

**THE VILLAGE OF DEXTER
VILLAGE COUNCIL MEETING
MONDAY November 8, 2004**

*******7:30pm*******

Dexter Senior Center, 7720 Dexter Ann Arbor Road

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

B. ROLL CALL: President Seta J. Carson P. Cousins S. Keough
 J. Semifero T. Walters D. Fisher

C. APPROVAL OF THE MINUTES

1. Regular Council Meeting Minutes-October 25, 2004 **Page#1-5**

D. PRE-ARRANGED PARTICIPATION:

Pre-arranged participation will be limited to those who notify the Village office before 5:00 p.m. Tuesday of the week preceding the meeting, stating name, intent and time requirements (10-minute limit per participant)

1. Special presentation by Congressman Nick Smith's Office

E. APPROVAL OF AGENDA:

F. PUBLIC HEARINGS & SHOW CAUSE HEARINGS

Action on each public hearing or show cause hearing will be taken immediately following the close of the hearing.

Page#7

1. AN ORDINANCE TO ELECT VILLAGE TRUSTEES TO 4-YEAR
STAGGERED TERMS TO FULFILL THE REQUIREMENTS OF 2004
PUBLIC ACT 286-300

Action Item K-1

2. AN ORDINANCE CHANGING THE TERMS OF THE PRESIDENT AND
CLERK TO 4-YEAR TERMS

Action Item K-2

G. NON-ARRANGED PARTICIPATION:

Non-arranged participation will include those in the audience not listed on the agenda that wish to speak. At the Village President's discretion, members of the audience may be called on to speak at any time. Those addressing

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the Council will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives

H. COMMUNICATIONS :

None

I. REPORTS:

1. Community Development Department-Allison Menard **Page#9-14**
 1. Master Plan Status Update **Page#15-23**
 2. Explanation of Maps (Separate in Packet)
2. Board and Commission Reports
 1. Downtown Development Chair- Dan O'Haver
 2. WATS Update- Jim Carson **Pge#25-26**
3. Subcommittee Reports
 - 1.
4. Village Manager Report **Page#27-32**
 1. UPDATE: Dexter Crossing -- Phase I to V and Victoria Condominium (Separate in Packet)
5. President's Report

J. CONSENT AGENDA

Bills & Payroll will be a standing item under consent agenda. Discussion of the Budget and Financial matters will be covered under the Presidents Report as a standing item. Items under consent agenda are considered routine and will be acted upon in one motion. There will be no separate discussion of these items unless a Council Member so requests, and the item will be removed from Consent and added to the regular agenda at the end of New Business.

1. Consideration of: Bills & Payroll in the amount of:\$137,531.44 **Page#33-42**

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K. OLD BUSINESS- Consideration and Discussion of:

1. Consideration of: AN ORDINANCE TO ELECT VILLAGE TRUSTEES TO 4-YEAR STAGGERED TERMS TO FULFILL THE REQUIREMENTS OF 2004 PUBLIC ACT 286-300

Page#43-44

2. Consideration of: AN ORDINANCE CHANGING THE TERMS OF THE PRESIDENT AND CLERK TO 4-YEAR TERMS

Page#45

L. NEW BUSINESS- Consideration and Discussion of:

1. Consideration of: The appointment of Kim Clugston to the Planning Commission with a term to expire June 2006.

Page#47

2. Consideration of: The appointment of Jim Carson to the "Washtenaw in Motion" Coalition.

Page#49

3. Consideration of: RESOLUTION OPPOSING HB 4358

Page#51-54

4. Consideration of: Recommendation from the Planning Commission to add property I.D. HD-08-06-205-025 to the proposed changes to the Village of Dexter Zoning Map.

Page#55-59

5. Consideration of: Recommendation from Planning Commission to adopt proposed Zoning Map changes.

This was postponed from the 10-11-04 meeting

Page#61-65

6. Consideration of: Recommendation from Planning Commission to adopt amendments to Article 20-Schedule of Regulation for VC and CBD.

Page#67-72

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M. COUNCIL COMMENTS

N. NON-ARRANGED PARTICIPATION

Same as item F. Those addressing the Council will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives.

O. ADJOURNMENT:

"This meeting is open to all members of the public under Michigan Open Meetings Act."

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DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY, October 25, 2004

10-25-04 11-8-04
ITEM C-1

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:30 by President Seta in the Dexter Area Senior Center, located
at 7720 Dexter-Ann Arbor Street in Dexter, Michigan.

B. ROLL CALL: President Seta J. Carson T. Walters
S. Keough
P. Cousins absent D. Fisher absent
J. Semifero arrived at 7:32, left at 8:30.

C. APPROVAL OF THE MINUTES

Minutes of the Regular Council meeting of October 11, 2004 as amended.

Motion Walters, support Keough to approve the minutes as amended.

Ayes: Keough, Semifero, Walters, Carson, Seta.

Nays: none.

Motion carries.

Minutes of the Special Budget Work Session- October 18, 2004

Motion Carson, support Keough to approve the minutes of the Special Budget Work Session
As submitted

Ayes: Keough, Semifero, Walters, Carson, Seta.

Nays: none

Motion carries

D. PRE-ARRANGED PARTICIPATION

1. 800 MHZ Consortium Business Plan-Dan Oats
2. Proposed Zoning Map Amendments-Gary Vanderhagen, DDA Representative

E. APPROVAL OF THE AGENDA

Motion Semifero, support Walters to approve the agenda as presented.

Ayes: Semifero, Walters, Carson, Keough, Seta.

Nays: none

Motion carries.

F. PUBLIC HEARINGS & SHOW CAUSE HEARINGS

None

G. NON-ARRANGED PARTICIPATION

None

H. COMMUNICATIONS

None

I. REPORTS

1. Community Development Department-Allison Menard
 1. Tree update
 2. 3075 Baker has decided to demolish the house.
2. Board and commission Reports
 1. DAFD Report- Jim Seta
 1. Authorize the purchase of additional radios, batteries, and chargers.
 2. Working on union contract- 12/31/2004 expiration.
 3. Formed an OSHA GUIDELINES HEALTH AND SAFETY COMMITTEE
4. Subcommittee Reports
None
5. Village Manager's Report
Ms Eureste submits her report as per packet.
6. President's Report
None

J. CONSENT AGENDA

1. Consideration of: Bills & Payroll in the amount of: \$188,900.56
2. Consideration of: Request from the Dexter Senior Center to hold a ceremony in Peace Park on November 11, 2004 in observance of Veteran's Day.

Motion Walters,support Semifero, to accept the consent agenda as presented.

Ayes: Walters,Carson,KeoughSemifero,Seta

Nays: none

Motion carries

K. OLD BUSINESS

None

L. NEW BUSINESS

1. Consideration of: AN ORDINANCE TO AMEND THE CODE OF ORDINANCE OF THE VILLAGE OF DEXTER BY ADDING A NEW SECTION THERETO, SECTION 2-32 PROVIDING FOR THE METHOD OF CHANGING THE TERMS OF OFFICE FOR VILLAGE TRUSTEES TO 4-YEAR STAGGERED TERMS CONSISTENT WITH 2004 PUBLIC ACT 300

First Reading-set for Public Hearing 11/08/04.

Motion Semifero, support Keough to set a hearing for public comment on 11/08/2004.

Ayes: Carson,Keough,Semifero,Walters,Seta.

Nays: None

Motion carries.

2. Consideration of: AN ORDINANCE TO AMEND THE CODE OF ORDINANCE OF THE VILLAGE OF DEXTER BY ADDING A NEW SECTION THERETO,SECTION 2-33 PROVIDING FOR THE METHOD OF CHANGING THE TERMS OF OFFICE FOR VILLAGE PRESIDENT AND CLERK TO 4-YEAR TERMS.

First Reading-set for public hearing 11/08/04.

Motion Semifero, support Carson to set a hearing for public comment on 11/08/04.

Ayes: Keough,Semifero,Walters,Carson,Seta.

Nays: None.

Motion carries.

3. Discussion of: Additional Information on Huron Commons "Assertion of Concern."

4. Consideration of: Resolution to file the Complaint in Washtenaw County Circuit Court, To amend that portion of the Dexter Business And Research Park Subdivision plat known as Mill Creek Drive

Motion Semifero,support Keough to approve the resolution to file said Complaint in Washtenaw County Circuit Court.

Ayes: Keough,Semifero,Walters,Carson,Seta.

Nays: none

Motion carries.

5 Consideration of: UNIFORM RESOLUTION FOR ADOPTING BENEFIT PROGRAM
"E" INCREASE TO BE EFFECTIVE ON ADJUSTMENT DATE
JANUARY 1, 2005.

Motion Semifero, support Carson to approve the Resolution for adopting benefit program "e"
Increase to be effective on adjustment date January 1, 2005.

Ayes: Semifero, Walters, Carson, Keough, Seta

Nays: none

Motion carries.

6. Consideration of: Recommendation from Planning Commission to approve the Boulder
Park Phase 2-Preliminary Site Plan

Motion Keough, support Carson to postpone approval of the Preliminary Site Plan for
Boulder Park, Phase 2 to allow the applicant time to address the following items:

1. Concerns noted in the Planner's review dated Sept. 27, 2004 and Oct. 21, 2004.
2. Concerns noted in the Engineer's review dated Oct. 21, 2004.
3. Concerns noted in the DAFD review dated Sept 24, 2004.
4. Concerns noted in the Dexter Water Utilities review dated Oct. 20, 2004.
5. Per Section 21.03 of the Village Ordinances, the site plan does not provide the minimum number of driveways for reasonable access. Sharing driveways with the parcel to the east is encouraged in this part of the Ordinance and is not shown as such on the site plan.
6. Per Section 3.09 of the Village Ordinances, approval of curb cuts shall not be given where curbs and driveways shall unnecessarily increase traffic hazards. The traffic in this entire corridor is heavy and the Meadowview traffic light is there for access to Dexter-Ann Arbor Road. The additional curb cuts invite more opportunities for traffic hazards to occur because they increase the turning movements within the corridor.
7. The preliminary site plan does not meet the goals established in the Dexter Ann-Arbor Road corridor plan, specifically:
 - A. Page 29 states, "Access to multiple uses through adjoining rear parking areas, back access routes, and shared drives would significantly affect the level and quality of auto movement on Dexter Ann Arbor Road.
 - B. Page 38 states, as a corridor traffic and safety goal, encourage the reduction in the number of curb cuts along the corridor by utilizing shared access whenever possible to reduce the number of turning opportunities along the corridor.
 - C. Page 53 states, in the Future Land Use Plan, "The development of small individual lots, each having access to the Dexter-Ann Arbor Road is not recommended."
8. The plan does not meet the regional County wide goal outlined in the draft Washtenaw County Master Plan, page 10-5, Recommendation 2.4.
9. There is no hardship from the developer to create the access connection to the bank driveway, since MAV owns this parcel as well. The access drive between Eaton Court and the bank entrance would be consistent with the vision of the Ann Arbor Road Corridor Plan as described in the Village Ordinance 15(B) 05 Access Management E. Standards for the Number of Commercial Driveways, "where possible, this access shall be via a shared driveway or a service drive."

Ayes: Walters, Carson, Keough, Seta.

Nays: none

Motion carries.

7. Consideration of: Request from Blackhawk Development to allow occupation of 3 units
In the Dexter Crossing Condominium Site.

Motion Walters, support Keough to allow certificates of occupancy to be granted regarding
the 3 units in the Dexter Crossing Condominium Site.

Ayes: none

Nays: Carson, Keough, Walters, Seta.

Motion fails.

M. COUNCIL COMMENTS

None

N. NON-ARRANGED PARTICIPATION

Vance Albers of 310 Cambridge, council did the right thing to turn down Blackhawk's
request.

Cammy Tucker of Webster Township inquiring about a possible development on Daly Road
between Mast and Zeeb roads. Assured that council had heard nothing.

Ray Tell of 3539 Hudson, also says council did the right thing regarding the Blackhawk
request. Regarding the curb cuts at Boulder Park Phase 2, has concerns pertaining to legally
denying them.

Motion Carson, support Walters to adjourn at 9:58.

Motion carries unanimously.

Respectfully submitted,

David F. Boyle, Village Clerk

Approved: _____

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

deureste@villageofdexter.org

Phone (734)426-8303

Fax (734)426-5614

MEMO

AGENDA 11-8-04

To: President Seta and Council

From: Donna Eureste, Village Manager

Date: November 8, 2004

**Re: PUBLIC HEARINGS- ITEMS F-1 AND F-2
ACTION ITEMS K-1 AND K-2**

ITEM F-1 F-2

Village legal counsel reviewed the Ordinances changing the Trustees and Officers to 4-year terms and provided a simplified version of the document without changing substance. Upon adoption the Ordinances will be published to allow for the 45-day review period before they become effective.

As always if you have questions, please contact me prior to the meeting when possible.

Thanks,

VILLAGE OF DEXTER – Community Development Office

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734) 426-8303 ext 15 Fax (734) 426-5614

Memorandum

To: Village Council
Donna Eureste
From: Allison Menard
Re: Report
Date: November 8, 2004

AGENDA 11-8-04
ITEM I - 1

PLANNING COMMISSION - NOTICE OF DECISION

Outdoor Seating – The Planning Commission has set a public hearing to review potential amendments to the Outdoor Seating provisions. Included is the proposed amendment. Please let me know if there are any questions so that they can be presented to the Planning Commission during the public hearing.

Ordinance Amendments – The Planning Commission has recommended approval of the zoning map amendments and Section 20.01 amendments. Another public hearing has been set for Articles 15, 15A and 5, based on comments received from the Village attorney. The Planning Commission provided comments on a few revisions and will likely recommend approval of the proposed changes at the December meeting.

Norfolk Development Minor Amendment determination – Norfolk Develop resubmitted a request for a minor amendment determination for Lot 168 within Huron Farms. In October of 2003 the Planning Commission determined that the same amendment was a minor amendment, however Norfolk Development recently discovered a typo on the plot plan, which required Planning Commission review again. The Planning Commission determined that the side yard setback of 6.43' versus 8.43' was still a minor amendment. Staff will follow-up with the additional steps necessary for appropriate documentation.

OTHER PROJECTS

Boulder Park Phase 2 – MAV Development has not contacted the village since Council's action on 10-26-04. Communication has been made with MAV, and they are reviewing their options.

CIP Update – The Planning Commission has set a work session to complete the CIP on November 22 from 6:00 – 7:30 at the senior center. The Planning Commission has also set a public hearing for adoption of the 2005-2009 CIP at the December 6, 2004 meeting. The CIP will be forwarded to the Village Council upon approval.

Monument Park Site Plan – The Monument Park site plan was removed from the Planning Commission agenda and will be resubmitted for December. The plan is impacted by the regulations set forth in Section 20.01. The height of the structure exceeds the current regulations, however with the proposed amendments to Section 20.01 the applicant will not be required to obtain a variance. The applicant will also be submitting an application for a Special Use per Section 15A, to allow the structure to exceed the 5,000 sq. ft. requirement for building size. Depending on the Planning Commission's action regarding the proposed amendments to Article 15A, the applicant may not be required to submit for a special use.

Main Street Bridge Enforcement – The Sheriffs Department has been enforcing the weight limit on the Main Street Bridge and has issued tickets for violations of the weight limit. Fines in excess of \$4000 have been issued to date.

Tree Replacement – The contractor doing the tree replacement will be starting to install trees the week of November 8th. It is anticipated that the work will be completed by the beginning of the following week. Approximately 44 trees have already been scheduled for the spring planting based on orders that were submitted following the deadline for the fall planting.

Please contact me prior to the meeting with questions.

Thank you,

Recommendation for proposed amendments to Article 8, Section 8.11.B.27

Section 8.11 SPECIAL LAND USE SPECIFIC REQUIREMENTS

B. List of specific requirements by use:

27. Outdoor eating areas (*amd. September 3, 2002, eff. September 23, 2002*)

Restaurants shall be permitted to operate outdoor eating areas that are physically adjacent, and accessory to the principal restaurant use. Including areas within the public right-of-way and in courtyards, provided that pedestrian circulation and access to store entrances shall not be impaired.

Outdoor Seating shall be permitted to provide a unique environment for relaxation, food and beverage consumption, and the need to encourage additional pedestrian traffic and activity.

- a. To allow for pedestrian circulation, a minimum of five feet of clear sidewalk along the street frontage, and leading to the entrance to the establishment shall be maintained free of any encumbrances. The public right of way shall be clear of permanent projections such as signs and counters. A minimum of ten feet of sidewalk width must be provided to accommodate outdoor seating.
- b. When outdoor seating is located at a street corner, a ten-foot setback from the corner of the building shall be maintained along both frontages.
- c. b. Planters, posts with ropes, or other removable enclosures are encouraged and shall be used as a way of defining the area occupied by the outdoor eating area.
- d. e. Extended awnings, canopies, or large umbrellas shall be permitted and located to provide shade. Colors shall complement building colors.
- e. Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located. Photographs, drawings or manufacturers brochures fully describing the appearance of all proposed tables, chairs, umbrellas, awnings, canopies, or other fixtures related to the outdoor seating area shall be included with the application.

- f. Outdoor eating areas shall not be entitled to additional signage, over and beyond what is permitted for this type of establishment
- g. The operators of the establishment shall be responsible for keeping the outdoor eating area and the immediately adjacent area, clean and void of litter at all times. Outdoor eating areas shall be required to provide additional outdoor trash receptacles.
- h. The village may restrict the hours of operation for outdoor seating areas immediately abutting residential districts.
- i. ~~h.~~ Outdoor seating furniture and elements such as umbrellas and awnings, associated with outdoor seating furniture, must be of substantial weight so that at no time will the outdoor seating furniture present an obstruction or risk to public safety. If the outdoor seating furniture and elements associated with outdoor seating furniture is temporary in nature it is the responsibility of the proprietor to remove the outdoor seating furniture during inclement weather. All umbrellas should be closed and removed each evening. The Village of Dexter accepts no liability for any injury/damage caused by outdoor seating furniture. Applicants for outdoor seating will also be required to sign and submit the village's Hold Harmless Agreement.
- j. Each permit application for a sidewalk café or outdoor seating shall be accompanied by a policy or certificate of insurance, in an amount acceptable to the village, including workers compensation, naming the village as an additionally insured. Establishments serving alcohol shall also provide a liquor liability policy or certificate of insurance naming the village as an additionally insured.
- k. The permittee shall be responsible for repair of any damage to the sidewalk caused by the outdoor seating furniture.
- l. ~~i.~~ All outdoor seating furniture is to be maintained in a manner that is compatible with the buildings site elements, i.e. signs, awnings and walls. No broken, peeling, rusting or other aesthetic elements should be left outdoors for continued use.
- m. ~~j.~~ Each permit shall be effective for one year from October 1 until September 30 and must be renewed annually through administrative review. The annual permit fee for establishing and maintaining outdoor seating shall be established by Village Council resolution.

- n. k- The Village of Dexter reserves the right to deny, revoke or suspend an outdoor seating permit if the permittee has failed to correct violations of the outdoor seating permit within the time specified on the violation notice. If the village denies, revokes, or suspends the permit the village will notify the permittee in writing. The decision to deny, revoke, or suspend a permit may be appealed to the Village Council. Variances from the outdoor seating standards must be appealed before the Zoning Board of Appeals.

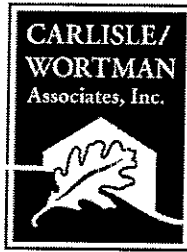
HOLD HARMLESS AGREEMENT

"To the fullest extent permitted by law, _____, agrees to defend, pay in behalf of, indemnify, and hold harmless the Village of Dexter, its elected and appointed officials, employees and volunteers and others working for or in behalf of the Village of Dexter, against any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the Village of Dexter, its elected and appointed officials, employees, volunteers or others working in behalf of the Village of Dexter, by reason of personal injury, including bodily injury and death; and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this Contract."

Signature

Date

HHA 1



AGENDA 11-8-04
ITEM I-1 #1

Community Planners Landscape Architects
605 S. Main, Suite 1 Ann Arbor, MI 48104 734-662-2200 fax 734-662-1935
6401 Citation Dr., Suite E Clarkston, MI 48346 248-625-8480 fax 248-625-8455

MEMORANDUM

TO: Dexter Village Council

FROM: Douglas J. Lewan, Community Planner

DATE: November 4, 2004

RE: Master Plan Adoption Process

We are beginning the final stages of the adoption process of the Village Master Plan. I have attached a an exerpt of the Municipal Planning Act that describes the adoption process. The main points are summarized below:

1. PC holds a public hearing and may at that time vote to approve the plan. The vote must be approved by 2/3 of the members.
2. The Plan is sent (after approval by the PC) to the Village Council for approval. If approved by the Village Council the Plan is adopted. If the plan is rejected by the Council the council "shall submit to the planning Commission a statement of its objections to the proposed plan." The PC shall then consider any revisions and submit back to the Village Council. This process continues until an acceptable plan is presented to the Village Council. The act also requires that the Village by resolution assert the right to approve or reject the Master Plan. I would suggest that if this resolution has not been done that it be made at your next meeting.

As an additional step we are scheduling a Staff review of the plan to occur on November 16, 2004 at 8:00 A.M. at the Village Office. It is my understanding that two members of the Village Council will be present as well as Village Staff. We would also propose that prior to the plan being submitted to the Planning Commission that it be placed on the Village Council agenda as a discussion item to ensure that the document that goes before the public is supported by the Village Council.

If you have any questions on the final adoption procedures please call.

cc: file

MUNICIPAL PLANNING (EXCERPT)

Act 285 of 1931

125.38 Municipal planning commission; public hearing; notice; resolution; submission of plan to legislative body; rejection or approval; final adoption.

Sec. 8. (1) Before approving a proposed municipal plan, the municipal planning commission shall hold not less than 1 public hearing on the proposed plan. The hearing shall be held after the expiration of the deadline for comment under section 7b(5). The planning commission shall give notice of the time and place of the public hearing not less than 15 days before the hearing by 1 publication in a newspaper of general circulation in the municipality and in the official gazette, if any, of the municipality. The planning commission shall also submit notice to each entity described in section 7a(2).

(2) The approval of the plan shall be by resolution of the planning commission carried by the affirmative votes of not less than 2/3 of the members of the planning commission. The resolution shall refer expressly to the maps and descriptive and other matter intended by the planning commission to form the whole or part of the plan, and the action taken shall be recorded on the map and plan and descriptive matter and signed by the chairperson or the secretary of the planning commission. Following approval of the proposed plan by the municipal planning commission, the secretary of the planning commission shall submit a copy of the proposed plan to the legislative body of the municipality.

(3) Approval of the plan by the planning commission under subsection (2) is the final step for adoption of the plan, unless the legislative body by resolution has asserted the right to approve or reject the plan. In that case, after approval of the plan by the planning commission, the legislative body shall approve or reject the plan.

(4) If the legislative body rejects the proposed plan, the legislative body shall submit to the planning commission a statement of its objections to the proposed plan. The planning commission shall consider the legislative body's objections and revise the proposed plan so as to address those objections. The procedures provided in subsections (1) to (3) and this subsection shall be repeated until a proposed plan is approved by the legislative body.

(5) Upon final adoption of the plan, copies of the adopted plan shall be submitted in the same manner as provided for submitting copies of the proposed plan under section 7b(3).

History: 1931, Act 285, Eff. Sept. 18, 1931;—Am. 1941, Act 297, Eff. Jan. 10, 1942;—C.L. 1948, 125 38;—Am. 1999, Act 14, Imd. Eff. Apr. 27, 1999;—Am. 2001, Act 265, Imd. Eff. Jan. 9, 2002

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Community Planners Landscape Architects
605 S Main, Suite 1 Ann Arbor, MI 48104 734-662-2200 fax 734-662-1935
6401 Citation Dr., Suite E Clarkston, MI 48346 248-625-8480 fax 248-625-8455

MEMORANDUM

TO: Village of Dexter Master Plan

FROM: Douglas J. Lewan, Community Planner

DATE: October 29, 2004

RE: Master Plan Changes as requested by County Planning
Baker Road Joint Planning Initiative

Please find attached changes to the Village of Dexter Master Plan as requested by the Washtenaw County Department of Planning and Environment. The changes that are shown as double underline are those that the Village Planning Commission agreed to make. If acceptable these changes will be incorporated into the full Master Plan Document.

We are getting close to setting a public hearing and adopting the Master Plan, but I would like to meet with Village Staff one last time to review the entire document. After that staff meeting the plan will go on the Village Council, who must approve the document prior to the public hearing to be held by the Planning Commission for adoption.

In addition to the Master Plan, all final changes to the Baker Road Corridor Plan have been made as requested. Copies of the document will be distributed on Monday night. No new changes are proposed. It is our desire that the Planning Commission will recommend adoption of the planning document to the Village Council. Once adopted this document will help guide development in the entire Baker Road Corridor Area. Please note we will be asking the Scio Township Planning Commission and Township Board to also to adopt this document as a general planning tool for the area.

cc: file

Amendment to Goals Section Per County Planning Comments 10-29-04

Transportation/Circulation Goals

Goals

To provide a transportation system that facilitates the smooth, safe, and efficient flow of automobiles, trucks, buses, emergency vehicles, bicycles and pedestrians.

Objectives

1. Resolve issues with Village “through traffic” and constraints. Specifically, address the Mill Pond dam, bridge and railroad overpass at the west end of the Village. The Village of Dexter strongly supports the replacement of the Main Street Bridge with a “context-sensitive” design to reflect the historic nature of the downtown area. The Village must coordinate activities through the County Road Commission.
2. Provide for improved pedestrian/bike (non-motorized) transportation through-out the Village. Provide sidewalks on both sides of the street.
3. Provide Village residents with improved public transportation options. Continue to work with the Western-Washtenaw Area Value Express (WAVE) to provide improved service to Village residents.
4. Provide for coordination of the transportation system between the various jurisdictional entities including the Village, County Road Commission, Washtenaw Area Transportation Study, and Michigan Department of Transportation.

5. Develop and improve sidewalks to link uses such as shopping, offices, and residential areas to parks, open spaces and activity centers
6. Improve the function and appearance of local streets, streetscapes, and alleys, providing adequate rights-of-ways and appropriate improvements for the traffic volume.
7. Encourage new streets to be designed in an interconnecting network (grid) with flexibility within the grid system, similar to the existing street network.
8. Provide for senior citizen transportation options for Village residents. This may include dial-a-ride or similar opportunities.

Work with surrounding communities to consider forming a transit consortium to fund services for a growing older population to provide transit to life line and leisure destinations.

Urban Service Expansion Goals and Objectives

Goal 1

It is recognized that from time to time expansion of Village utilities (sewer and water) may be requested by property owners outside of the Village Limits for certain land uses and residential densities that would not be possible without municipal utilities. In those cases priority shall be given to the extension of sanitary sewer, water systems and other utilities to areas which have a strategic value to the Village, are in accordance with the adopted land use policies contained in this Plan and other applicable planning documents of the Village, County, surrounding Townships, and within the current capacity of the water and sewer system. In addition to this general goal, the following specific objectives shall apply to any expansion of municipal services into adjacent communities.

Objectives

1. Extensions of sewer and water service shall not be made which result in a burden to existing residents and businesses. The benefiting property owner shall submit for review of the Village studies that verify adequate capacity for the proposed expansion.
2. Cost of service implementation shall be borne by the benefiting property owners as well as any needed studies with regard to sewer and water capacity.
3. Extension of sewer and water into adjacent communities shall only occur with an appropriate intergovernmental agreement in place, i.e. PA 425 agreement, or straight annexation into the Village of the subject property.
4. Extension of public utilities outside of the Village of Dexter shall be considered only under the following circumstances:
 - To respond to changes in land use and/or traffic patterns that rationally supports the extension of utilities.
 - The receipt of community benefits made possible by the extension of utilities that provide counterbalance to the utility and growth management impacts caused by such extension.
 - Areas of expansion shall be immediately adjacent to the Village limits, rather than creating new, isolated district areas.

Amendment to Land Use Descriptions per County Planning Comments 10-29-04

Central Business District

Intent: The Central Business District designation incorporates a mix of uses within the core of the Village. The intensity of the development within the District tends to be higher than the rest of the Village due to the smaller lots sizes. Parking cannot be accommodated on most sites and the buildings cover the majority of the parcel. Uses customarily found in a Central Business District include municipal services, restaurants, banks, personal services, comparison retail, offices, public spaces, and single- and multiple family residences. The continued maintenance of the historical structures and character of the downtown are also essential within this area.

Description: This designation is centered on the Main Street corridor with the Mill Creek and Pond to the west and Ann Arbor Road to the east.

Relationship to Physical and Natural Features: The intent of this land use category necessitates the availability of the public services and infrastructure. While not integral to the designation, the proximity to Mill Creek and Pond adds to the viability and sense of place of this area. Limited other natural features exist within this area due to the increased density and intensity of the planned uses.

Appropriate Uses: Desirable land uses and elements of the Village Commercial designation are:

- Retail stores, personal service establishments, municipal facilities, offices, off-street parking, public open spaces, and a town square.
- Ground floor retail with office and/or multiple-family uses on the upper floors.
- Preservation of the Mill Creek and Pond.
- Historic preservation.

Highway-oriented and convenience commercial uses which require high accessibility and visibility are incompatible with the character of the Village center and should be discouraged.

Professional Business

Intent: The Professional Business designation is found only in the ARC Special Planning Area as described in the following pages. The Professional Business designation is intended to provide office business opportunities that tend to be appointment oriented enterprises and do not depend upon adjacent uses for their business. Small, single tenant type buildings are discouraged in the Corridor.

Description: This designation is found only within the ARC Special Planning Area along Dexter Ann Arbor Road.

Relationship to Physical and Natural Features: Office and professional buildings are generally lower impact uses than commercial uses since they tend to generate fewer automobile trips per day. Ideally they are located in an accessible site along an arterial road.

Appropriate Uses: Desirable land uses and elements of the Professional Business designation are:

- Medical and Health Care Buildings
- Professional Offices

Light Industrial

Intent: The Future Land Use Map establishes only one (1) area for Light Industrial use. This designation is intended to allow the continued operation of the current industrial uses despite its proximity to a single family neighborhood.

Description: The Light Industrial area is located between Second Street and the railroad.

Relationship to Physical and Natural Features: Direct access to this area is provided via Second Street with rail access available to the rear. Municipal sewer and water are also available within this area. There are no natural features within close proximity to this area while an evergreen screen would be appropriate due to the proximity to an established single-family neighborhood.

Appropriate Uses: Desirable land uses and elements of the Light Industrial category are:

- Light manufacturing, assembly, packaging, and testing facilities.
- Abundant landscaping, screening of services and loading areas, and adequate landscape buffering to protect adjacent residential uses.

Land intensive industrial uses should not be permitted within the Village limits due to the associated off-site impacts that have the potential to significantly detract from the quality of life in the Village's residential neighborhoods.

AGENDA 11-8-04
I-2 #2

Principles and Goals of the Washtenaw in Motion Coalition

Preamble

This coalition is composed of advocates for improved transportation in Washtenaw County. The coalition maintains that possessing a car should not be a prerequisite to travel within the county. Improving public transit and non-motorized transportation in Washtenaw County will lead to less congestion on roads, controlled growth within the county, and decrease the need to expand and build new roads. The coalition asserts that better land use is both a result and a prerequisite of enhanced transportation. Through these changes, we hope to improve the condition of air, water and the quality of life in Washtenaw County.

Principles

- Public transit should be expanded and improved so that it provides an equal number of benefits as driving a car.
- Non-motorized transportation is a viable alternative to driving a car. Non-motorized transportation paths for walking and biking should be maintained and expanded.
- A transportation system must be multimodal, offering residents a variety of choices to optimize their travel.
- Land use must be coordinated with transportation planning in order to provide a functional transit system. Transit-oriented development is a means to create a useful, productive transportation system.
- Coordinating the ideas and efforts of all members of the coalition will lead to a transportation system that benefits the economy, environment, and residents of Washtenaw County.

Goals

- Explore funding methods for countywide transportation improvements.
 - Plan and support a commuter rail system, which will connect the densely populated areas of Washtenaw County, the City of Detroit, and Detroit-Metro Airport.
 - Improve and expand the non-motorized transportation network around the county, forming an interconnected network.
 - Improve and expand public transportation in Washtenaw County.
 - Manage and coordinate the various modes of transportation in order to create one interconnected transportation network.
-

ALL ABOUT WASHTENAW IN MOTION

Washtenaw in Motion (WIM) is an effort being led by the Washtenaw Area Transportation Study and the Michigan Environmental Council to educate the public and build a coalition supporting dedicated county-wide funding for alternative transportation. The project originally began in 2003 and has been garnering support since then by citizens, organizations and local governments. Several agencies have already joined the group including: the City of Ann Arbor, the Michigan Environmental Council and the Washtenaw Area Transportation Study. Some notable individuals who have joined include: Gretchen Driskell, Mayor of Saline, Jeff Irwin, Washtenaw County Commissioner and Jim Walter, Pittsfield Township Supervisor.

Principles	Goals
1. Public transit should be expanded and improved so that it provides an equal number of benefits as driving a car.	1. Explore funding methods for countywide transportation improvements.
2. Non-motorized transportation is a viable alternative to driving an automobile. Non-motorized transportation paths for walking and biking should be maintained and expanded.	2. Improve and expand the non-motorized transportation network around the county, forming an interconnected network.
3. A transportation system must be multimodal, offering residents a variety of choices to optimize their travel.	3. Improve and expand public transportation in Washtenaw County.
4. Land use must be coordinated with transportation planning in order to provide a functional transit system. Transit Friendly development is a means to create a useful, productive transportation system.	4. Manage and coordinate the various modes of transportation in order to create an interconnected transportation network.
5. Coordinating the ideas and efforts of all members of the coalition will lead to a transportation system that benefits the economy, environment, and residents of Washtenaw County.	5. Plan and support a commuter rail system, which will connect the densely populated areas of Washtenaw County, the City of Detroit, and Detroit-Metro Airport.

More information is available about the Washtenaw in Motion Coalition. If your group or agency would like a presentation or would like to have information about WIM mailed to you please contact the WATS office by calling 734-994-3127, emailing us at wats@miwats.org or visiting our website www.miwats.org

SAVE THE DATE!

WTS-Michigan will be holding their 4th Annual Scholarship and Awards Banquet on November 5th at the Lansing Center located at 333 E. Michigan Ave in Lansing. Ms. Janie Fouke, the Dean of the Engineering School at Michigan State University will be honored as the featured speaker this year. The event begins at 6pm with hors d'oeuvres and a silent auction. Please plan to join us to help celebrate with the winners and raise funds for our future transportation professionals. Registration information is available on the WTS National website at www.wtsnational.org; go to chapters choose Michigan then News & Events. For further information please contact Irene Christy at (734) 327-6688 or Jane Kent at Jane_Chet@hotmail.com.

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

deureste@villageofdexter.org

Phone (734)426-8303 Fax (734)426-5614

11-8-04

MEMO

To: President of Council and Council
From: Donna Eureste, Village Manager
Date: November 8, 2004
Re: VM Report

MEM I-4

1. Leaf pick-up is going smoothly, equipment is holding up, and the weather is marginally cooperating. However, we found that the truck was over the weight limit for the bridge; therefore we are taking the long way to get to Wylie Road where we dispose of the leaves
2. I attended a Dexter Area Regional Team DART meeting on November 3, 2004. The WCRC project headed by consultant JJR was briefly discussed. A Charette is being planned for Wednesday, November 17, 2004 in the evening. A maximum of 4 or 5 participants from each of the five entities is recommended. We also discussed the Chelsea Area Transportation Plan CATP, which is a group like DART that meets to develop regional cooperation projects. Lima and Dexter Townships sit on this team and on DART. It was recommended that Dexter Village send a representative to the CATP meetings. Jim Carson was approached by the Mayor of Chelsea to attend the next CATP meeting on Monday, November 15, 2004. The village would not be a member of this team, however participation would provide the Village perspective to this group and provide a way to convey the issues CATP is struggling with back to the Village.
3. Waste Management provided information on Public Act 34 and Public Act 44. These are laws intended to stop importation of Canadian and out of State waste but will also directly affect our solid waste program.



WASTE MANAGEMENT
MICHIGAN MARKET AREA
48797 Alpha Drive – Suite 100
Wixom, MI 48393
(248) 596-3500
(248) 596-3595 Fax

October 27, 2004

Donna Eureste
Village Manager
Village of Dexter
8140 Main St.
Dexter, MI 48130

RE: Michigan Documentation Requirement

Dear Ms. Eureste:

On October 29, 2004 the Federal District Court in Detroit is expected to confirm that beginning November 1, 2004, Michigan landfills and hauling companies must comply with a series of new state laws comprised of eleven different public acts (PA 34 through PA 44 of 2004). The laws were intended to stop importation of Canadian and out of state waste but will also directly affect your community's solid waste program.

Michigan communities will be impacted the most by Public Act 34 which bans whole tires and beverage containers from knowingly being transported to or disposed of in Michigan landfills. Whole tires and beverage containers are added to the list of items already banned from Michigan landfills, such as yard waste, lead acid batteries, used oil, low-level radioactive waste, regulated hazardous waste, liquid waste, sewage, PCB's and asbestos waste.

PA 34 prohibits transporting or disposing of beverage containers (non-carbonated beverage containers and green glass are not included) and whole tires in Michigan landfills. The impact of this law in effect is to restrict residents from putting these items in their trash. ~~To provide residents with alternative disposal options WM is encouraging each governmental unit to promote the recycling of beverage containers. We suggest whole tires be collected during HHW days or the governmental unit provide disposal at their DPW yard for a fee and ship the tires to a tire recycler.~~

Accommodating this ban will be challenging because frankly, communities and the waste industry are caught in the middle, given no tools for implementation, yet held completely responsible for the outcome. For example, public works directors and waste haulers know that trash receptacles in public parks usually contain beverage containers. Under the new law, this knowledge makes certain parties subject to a significant fine without suggesting how to handle beverage container disposal in parks and public places. Despite these challenges Waste Management intends to work closely with the approximately three hundred Michigan communities it serves to accommodate these bans.

The fine for knowingly transporting or disposing of banned items has also been steeply increased to \$10,000.00 for the first violation and \$25,000.00 for a second and subsequent violation. This has significant relevance to the problem communities already face dealing with yard waste collection and disposal during the winter. Since the imposition of the yard waste ban in 1995, the DEQ has been

Donna Eureste
Page 2
October 27, 2004

sympathetic to this community dilemma. The DEQ understands that residents infrequently generate very small quantities of winter yard waste and usually put it in their trash. In the past they have not cited haulers and landfills for handling the material.

After November 1, they may no longer have that option and be required to issue fines to transporters with trash loads containing banned items (whole tires, beverage containers, yard waste, etc). The risk of being severely fined will make it impossible for our hauling companies to collect trash from a home or business if quantities of yard waste, or another banned item is present.

Under these circumstances it is important for residents and businesses to be aware of the ban. We recommend including a list of items not acceptable for solid waste collection and disposal in all future community publications and highlight the addition to the list of beverage containers and whole tires. It may also be important to revise local solid waste ordinances to comply with state law and use that process as an opportunity to publicize the newly banned items. Anything done to inform the public will be greatly appreciated.

You can obtain additional information on the legislation and a list of banned items by visiting the following internet web site www.michigan.gov/deq and click on the Waste icon on the left side of the page.

Thank you for your attention to this matter and the opportunity to provide solid waste services to your community. If you have additional questions regarding this communication, please do not hesitate to contact me at 313-299-4335.

Sincerely,

Waste Management of Michigan, Inc.



Carey Wehmiller
Municipal and Community Relations Representative

CW:cv

The following wastes are also prohibited from landfills, but not normally generated by households:

Empty drums – Unless crushed to eliminate voids. Check with the landfill if they accept drums.

Liquid waste that is not from a household – Go to www.michigan.gov/deq/waste and select "Hazardous & Liquid Industrial Waste." Contact the DEQ Waste and Hazardous Materials Division District Office for more information.

Low-level radioactive waste – Go to www.michigan.gov/deq/waste and select "Radiological Protection," contact the DEQ at 517-335-2690 or E-mail radioactivematerial@michigan.gov for information. You can also contact the U.S. Nuclear Regulatory Commission, Region III office, at 630-829-9500 or www.nrc.gov.

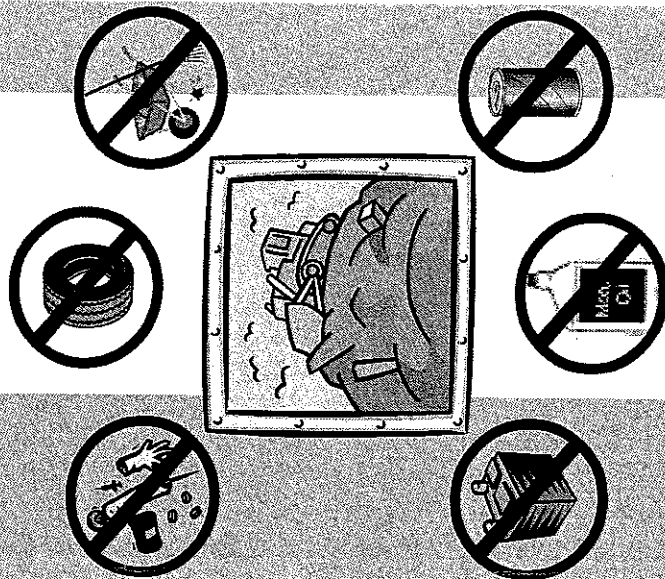
Regulated hazardous waste – Go to www.michigan.gov/deq/waste and select "Hazardous & Liquid Industrial Waste." Contact the DEQ Waste and Hazardous Materials Division District Office for more information.

NEED HELP FINDING YOUR DEQ DISTRICT OFFICE? A district office map can be found at www.michigan.gov/deq and select "Inside DEQ" and "Contact DEQ."

Or call the Environmental Assistance Center at **800-662-9278**, Monday thru Friday 8:00 a.m. to 5:00 p.m. for additional information.

TALKING TRASH

LANDFILL PROHIBITED
MATERIALS AND
APPROPRIATE DISPOSAL
OPTIONS FOR
RESIDENTIAL CUSTOMERS



For more recycling information,
contact your local recycling program.
For a list, go to
([www.deq.state.mi.us/documents/
deq-whm-sfsw-
recyclingcontacts.pdf](http://www.deq.state.mi.us/documents/deq-whm-sfsw-recyclingcontacts.pdf)),
or go to www.earth911.org,
or call 1-800-CLEANUP.

Michigan Department of Environmental Quality
Waste and Hazardous Materials Division
P.O. Box 30241
Lansing, MI 48909-7741

T: 517-335-2690
F: 517-335-2245
www.michigan.gov/deqwaste

The Michigan Department of Environmental Quality (MDEQ) will not discriminate against any individual or group on the basis of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. Questions or concerns should be directed to the Office of Personal Services, P.O. Box 30473, Lansing, MI 48909.



Jennifer M. Granholm, Governor
Stevan E. Chester, Director

Landfill Prohibited Materials and Appropriate Disposal Options for Residential Customers

Under Michigan solid waste law, the following items are not allowed to be disposed of in landfills:

Beverage containers – 1 gallon or less in size and are either a:

- soft drink,
- soda water, carbonated natural or mineral water, or other nonalcoholic carbonated drink,
- beer, ale, or other malt drink of whatever alcoholic content, or
- mixed wine drink or mixed spirit drink.

This prohibition does not apply to green glass containers before June 1, 2007, but recycling of green glass is encouraged. If a deposit was paid on a beverage container, it can be returned for a refund, to any retailer where that beverage is sold. If a deposit was not paid on the container because it was purchased out-of-state, the container should be recycled through a local recycling program. Frequently asked questions concerning the Deposit Law can be found at www.deq.state.mi.us/documents/deq-wmd-swp-mibottledepositlaw/FAQ1.pdf.



Used oil – Many oil change locations and local recycling programs will accept used oil. Keep the used oil separate from other liquids. Contact your local recycling program for other options.

Whole motor vehicle tires – Whole scrap tires may be accepted at a landfill, but are prohibited from disposal in a landfill. Prior to

landfill disposal, the tire must be cut or otherwise processed into pieces. Most tire retailers accept old tires for a fee when you purchase new tires. Check with the retailer to see if they will accept old tires that may be lying around your home or garage. Some communities hold special waste collection days. Contact your local recycling program for more information. Scrap tires can also be taken to a registered end-user, scrap tire processor, or scrap tire recycler that is in compliance with the scrap tire law. For a list of scrap tire hauliers and additional information, go to www.michigan.gov/deq/waste and select "Scrap Tires."



Lead acid battery – Return spent lead acid batteries to the retailer when purchasing a new battery. Any place that sells lead acid batteries is required to accept at least the same amount of batteries sold. Contact your local recycling program for other options.

Yard clippings – Yard clippings are defined as leaves, grass clippings, vegetable or other garden debris, shrubbery, or brush or tree trimmings, less than 4 feet in length and 2 inches in diameter, that can be converted to compost humus. It does not include diseased or infected yard waste. Use yard clippings as mulch or practice backyard composting if possible. Contact your county MSU Extension office (list at www.msue.msu.edu) for more information. If on-site management is not possible, the yard clippings should be sent to a:

- composting facility, or
- farm to be used to grow agricultural products.

Medical waste – Some medical waste may not be landfilled. Contact the landfill to see if they will accept needles and syringes if packaged and labeled properly. See the publication "The Point is Needles Hurt" at www.deq.state.mi.us/documents/deq-ead-tas-newsharps.pdf.



For example, put sharps in a:

- purchased sharps container,
- an empty coffee can,
- a laundry detergent bottle, or
- an empty bleach bottle.



When the container is full, tape the lid down with heavy duct or packing tape. Label the container with the words "MEDICAL WASTE" or "SHARPS CONTAINER" and let your waste hauler know you are placing the waste with your regular trash. A list of Medical Waste Disposal Services is at www.michigan.gov/deq/waste and select "Medical Waste."

Sewage – Go to www.michigan.gov/deq and select "Water" "Surface Water" "Septage" for a list of licensed septage waste haulers and for links on proper management of septic tanks.

Polychlorinated Biphenyls (PCBs) – If you have fluorescent light ballasts or other devices containing PCBs, contact the landfill to find out if they can accept the waste. Contact the U.S. Environmental Protection Agency, Region 5 office, at 312-886-7061 or go to www.epa.gov/pcb for more information.

Asbestos – If doing remodeling or demolition projects that involve asbestos, contact the landfill to find out if they can accept the waste or if they have special labeling or packaging requirements. Homeowners may remove asbestos from their own residences, but precautions need to be taken and the waste must go to a licensed disposal site. Go to www.cpsc.gov/cpscpub/pubs/453.html for information about removing asbestos by homeowners. For information about friable asbestos regulations, see the Asbestos NESHAP publication at www.michigan.gov/aqd and select "Compliance" "Asbestos NESHAP Program."

VENDOR APPROVAL SUMMARY REPORT

Date: 11/04/2004

Time: 12:52pm

Page: 1

Village of Dexter

Vendor Name	Vendor Number	Description	Check Amount	Hand Check Amount
ACCIDENT FUND COMPANY	ACCIDENI F	WORKERS COMP	1,657.00	0.00
ALEXANDER CHEMICAL CORPORATION	ALEXANDER	CREDIT	619.72	0.00
ANCHOR WIPING CLOTH COMPANY	ANCHOR	WIPING CLOTH	270.00	0.00
ANN ARBOR TECHNICAL SERVICES	A2 TECHNIC	2007	40.00	0.00
APPLEWOOD LANDSCAPING INC	APPLEWOOD	TREE INVENTORY	4,500.00	0.00
ARBOR MITCHELL CORP	ARBOR MITC	155882 & 153993	101.20	0.00
ASPHALT ENGINEERING INC	ASPHALT E	THIRD ST & DOVER	4,900.00	0.00
AVAYA, INC.	AVAYA, INC	SERVICE AGREEMENT	35.75	0.00
BANDIT INDUSTRIES, INC.	BANDIT	MISC PARTS	193.30	0.00
BLOOM ROOFING SYSTEMS	BLOOM	MAINTENANCE BUILDING, GARAGE,	57,100.00	0.00
CALLENDER & DORNBOS, INC.	CALLENDER	TWO HOUR PARKING SIGNS	82.50	0.00
CARLISLE-WORTMAN ASSOCIATES	CARL-WORT	STORMWATER PROJECT PH II - monthly	3,841.00	0.00
CARPENTER HARDWARE & LUMBER	CARPENTER	SLEDGE	393.63	0.00
CHRISTENSEN'S PLANT CENTER	CHRISTENSE	TREES - reimbursed by Rotary	856.00	0.00
COMCAST	COMCAST	10/26/04-11/25/04	95.00	0.00
DEXTER VILLAGE	DEXVIL	WASTE WATER TREATMENT PLANT	340.73	0.00
DOAN COMPANIES	DOAN	FOURTH & HUDSON	761.50	0.00
DIE ENERGY	DET EDISON	STREET LIGHT AGREEMENT <i>metered accounts</i>	9,484.08	0.00
ETNA SUPPLY CO	ETNA SUPPL	990467	4,422.50	0.00
FISHER SCIENTIFIC	FISHER SCI	PROPYLENE GLYCOL	276.37	0.00
GARY RASCHKE	RASCHKE	FINAL BILL OVER PAYMENT REFUND	26.51	0.00
GRISSOM JANITORIAL	GRISSOM	OCT 3 THRU OCT 31	400.00	0.00
HACKNEY HARDWARE	HACKNEY	732724	573.39	0.00
HERITAGE NEWSPAPERS	HERITAGE N		18.00	0.00
KEUSCH, FLINTOFT & CONLIN, P.C.	KEUSCH	LEGAL RESEARCH <i>Any vacation 1996</i>	1,244.00	0.00
KLAPPERICH WELDING	KLAPPERICH	CUT BEARING RACES	210.00	0.00
LANIER WORLDWIDE, INC.	LANIER	LEASE PAYMENT	324.69	0.00
MADISON ELECTRIC	MADISON EL	062808500	42.16	0.00
MCI	MCI	LOCAL SERVICE	13.56	0.00
MUNICIPAL CODE CORPORATION	MUNI CODE	ANNUAL CODE INTERNET FEE	350.00	0.00
NORTH CENTRAL LABORATORIES	NORTH CENT	NCL-882, M-FC BROTH	281.55	0.00
PARIS PEDDLER AUTO SUPPLY	PARIS PEDD	PERFORMANCE TOOL	1,734.34	0.00
PRESTIGE BUSINESS SERVICES INC	PRESTIGE B	PARKING LOGO SWEATSHIRT	20.00	0.00
PRINTING SYSTEMS	PRINTING S	CHECKS-P/R LASER	224.32	0.00
RADTKE TRUCKING, LLC	ROY R	SAND	330.00	0.00
RONALD A. MEYER ELECTRIC, INC.	RON MEYER	NO POWER TO WORK STATION <i>Don't PM Streetlights</i>	2,128.10	0.00
S.F. STRONG	SF STRONG	097395	135.72	0.00
SBC	SBC	MONTHLY SERVICE	986.77	0.00
SERVICE SPECIALISTS OF AMERICA	SERV SPEC	LABOR, TRAVEL, MILEAGE	241.64	0.00
ROBERT STACEY	STACEY/ROB	DEMO BUILDING <i>@ WWTP</i>	4,000.00	0.00
TECH RESOURCES, INC.	TECH RESOU	SYSTEM, PARTS, LABOR, IRIP <i>Marie's Computer</i>	1,910.30	0.00
UIS PROGRAMMABLE SERVICES INC	UIS PROGRA	FLOW STUDY FOR WELL HOUSE PUMP	417.43	0.00
US FILIER-ZIMPRO, INC	US FILTERZ	UPS SHIPPING CHARGES	1,514.00	0.00
Grand Total:			107,096.76	0.00

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

Date: 11/04/2004

Time: 12:52 pm

Page: 1

Village of Dexter

Vendor Name	Vendor No	Invoice Description	Check No	Check Date	Check Amount
ACCIDENT FUND COMPANY	ACCIDENT F	WORKERS COMP	0	11/09/2004	1,657.00
				Vendor Total:	1,657.00
ALEXANDER CHEMICAL CORPOR/	ALEXANDER	CREDIT	0	11/09/2004	619.72
				Vendor Total:	619.72
ANCHOR WIPING CLOTH COMPAN	ANCHOR	WIPING CLOTH	0	11/09/2004	270.00
				Vendor Total:	270.00
ANN ARBOR TECHNICAL SERVICE	A2 TECHNIC	2007	0	11/09/2004	40.00
				Vendor Total:	40.00
APPLEWOOD LANDSCAPING INC	APPLEWOOD	TREE INVENTORY	0	11/09/2004	4,500.00
				Vendor Total:	4,500.00
ARBOR MITCHELL CORP	ARBOR MITC	WWTP	0	11/09/2004	101.20
				Vendor Total:	101.20
ASPHALT ENGINEERING INC	ASPHALT E	THIRD ST & DOVER	0	11/09/2004	4,900.00
				Vendor Total:	4,900.00
AVAYA INC	AVAYA INC	SERVICE AGREEMENT	0	11/09/2004	35.75
				Vendor Total:	35.75
BANDIT INDUSTRIES INC	BANDIT	MISC PARTS	0	11/09/2004	193.30
				Vendor Total:	193.30
BLOOM ROOFING SYSTEMS	BLOOM	MAINTENANCE BUILDING GARAGE	0	11/09/2004	57,100.00
				Vendor Total:	57,100.00
CALLENDER & DORNBOS INC	CALLENDER	TWO HOUR PARKING SIGNS	0	11/09/2004	82.50
				Vendor Total:	82.50
CARLISLE-WORTMAN ASSOCIATE	CARL-WORT	PLANNING AND DEVELOPMENT COOF	0	11/09/2004	3,841.00
				Vendor Total:	3,841.00
CARPENTER HARDWARE & LUMBE	CARPENTER	2X4-10	0	11/09/2004	393.63
				Vendor Total:	393.63
CHRISTENSEN'S PLANT CENTER	CHRISTENSE	TREES	0	11/09/2004	856.00
				Vendor Total:	856.00
COMCAST	COMCAST	10/26/04-11/25/04	0	11/09/2004	95.00
				Vendor Total:	95.00
DEXTER VILLAGE	DEXVIL	FIRE HALL	0	11/09/2004	340.73
				Vendor Total:	340.73
DOAN COMPANIES	DOAN	FOURTH & HUDSON	0	11/09/2004	761.50
				Vendor Total:	761.50
DTE ENERGY	DET EDISON	COTTONWOOD LIFT STATION	0	11/09/2004	9,484.08
				Vendor Total:	9,484.08
ETNA SUPPLY CO	ETNA SUPPL	990467	0	11/09/2004	4,422.50
				Vendor Total:	4,422.50
FISHER SCIENTIFIC	FISHER SCI	PROPYLENE GLYCOL	0	11/09/2004	276.37
				Vendor Total:	276.37
GARY RASCHKE	RASCHKE	FINAL BILL OVER PAYMENT REFUND	0	11/09/2004	26.51
				Vendor Total:	26.51
GRISSOM JANITORIAL	GRISSOM	OCT 3 THRU OCT 31	0	11/09/2004	400.00
				Vendor Total:	400.00
HACKNEY HARDWARE	HACKNEY	731950	0	11/09/2004	573.39
				Vendor Total:	573.39
HERITAGE NEWSPAPERS	HERITAGE N		0	11/09/2004	18.00
				Vendor Total:	18.00
KEUSCH FLINTOFT & CONLIN P C	KEUSCH	LEGAL RESEARCH	0	11/09/2004	1,244.00
				Vendor Total:	1,244.00
KLAPPERICH WELDING	KLAPPERICH	CUT BEARING RACES	0	11/09/2004	210.00

All metered
accounts

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

Date: 11/04/2004

Time: 12:52 pm

Page: 2

Village of Dexter

Vendor Name	Vendor No	Invoice Description	Check No	Check Date	Check Amount
Vendor Total:					210.00
LANIER WORLDWIDE, INC.	LANIER	LEASE PAYMENT	0	11/09/2004	324.69
Vendor Total:					324.69
MADISON ELECTRIC	MADISON EL	062808500	0	11/09/2004	42.16
Vendor Total:					42.16
MCI	MCI	LOCAL SERVICE	0	11/09/2004	13.56
Vendor Total:					13.56
MUNICIPAL CODE CORPORATION	MUNI CODE	ANNUAL CODE INTERNET FEE	0	11/09/2004	350.00
Vendor Total:					350.00
NORTH CENTRAL LABORATORIES	NORTH CENT	NCL-882 M-FC BROTH	0	11/09/2004	281.55
Vendor Total:					281.55
PARTS PEDDLER AUTO SUPPLY	PARTS PEDD	FILTERS	0	11/09/2004	1,734.34
Vendor Total:					1,734.34
PRESTIGE BUSINESS SERVICES II	PRESTIGE B	PARKING LOGO SWEATSHIRT	0	11/09/2004	20.00
Vendor Total:					20.00
PRINTING SYSTEMS	PRINTING S	CHECKS-P/R LASER	0	11/09/2004	224.32
Vendor Total:					224.32
RADTKE TRUCKING LLC	ROY R	SAND	0	11/09/2004	330.00
Vendor Total:					330.00
RONALD A MEYER ELECTRIC INC	RON MEYER	NO POWER TO WORK STATION	0	11/09/2004	2,128.10
Vendor Total:					2,128.10
S F STRONG	SF STRONG	097395	0	11/09/2004	135.72
Vendor Total:					135.72
SBC	SBC	MONTHLY SERVICE	0	11/09/2004	986.77
Vendor Total:					986.77
SERVICE SPECIALISTS OF AMERICA	SERV SPEC	LABOR TRAVEL MILAGE	0	11/09/2004	241.64
Vendor Total:					241.64
ROBERT STACEY	STACEY/ROB	DEMO BUILDING	0	11/09/2004	4,000.00
Vendor Total:					4,000.00
TECH RESOURCES INC	TECH RESOU	SYSTEM PARTS LABOR TRIP	0	11/09/2004	1,910.30
Vendor Total:					1,910.30
UIS PROGRAMMABLE SERVICES II	UIS PROGRA	FLOW STUDY FOR WELL HOUSE PUM	0	11/09/2004	417.43
Vendor Total:					417.43
US FILTER-ZIMPRO INC	US FILTERZ	UPS SHIPPING CHARGES	0	11/09/2004	1,514.00
Vendor Total:					1,514.00
Grand Total:					107,686.76
Less Credit Memos:					-590.00
Net Total:					107,096.76
Less Hand Check Total:					0.00
Outstanding Invoice Total :					107,096.76
Total Invoices:		103			

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Fund	GL Number	Vendor Name	Check	Invoice	Due	Amount
Department	Abbrev	Invoice Description	Number	Number	Date	
Account						
Fund: General Fund						
Dept: Assets, Liabilities & Revenue						
101-000.000-255.001	Pass Thru	CHRISTENSEN'S PLANT CENTER TREES	0	190810	11/09/2004	856.00
					Total Assets, Liabilities & Revenue	856.00
Dept: Village Manager						
101-172.000-955.000	Miscellaneous	PRESTIGE BUSINESS SERVICES INC PARKING LOGO SWEATSHIRT	0	14818	11/09/2004	20.00
					Total Village Manager	20.00
Dept: Attorney						
101-210.000-810.000	Attorney F	KEUSCH, FLINIOFT & CONLIN, P C LEGAL RESEARCH	0		11/09/2004	1,244.00
					Total Attorney	1,244.00
Dept: Village Clerk						
101-215.000-815.000	Ordinance	MUNICIPAL CODE CORPORATION ANNUAL CODE INTERNET FEE	0	59-0649026	11/09/2004	350.00
					Total Village Clerk	350.00
Dept: Buildings & Grounds						
101-265.000-727.000	Office Sup	HACKNEY HARDWARE 732193	0	732193	11/09/2004	1.79
101-265.000-727.000	Office Sup	HACKNEY HARDWARE 731414	0	731414	11/09/2004	2.45
101-265.000-727.000	Office Sup	HACKNEY HARDWARE 732715	0	732715	11/09/2004	3.49
101-265.000-727.000	Office Sup	PRINTING SYSTEMS CHECKS-P/R LASER	0	30001	11/09/2004	224.32
101-265.000-920.000	Utilities	COMCAST 10/26/04-11/25/04	0	10/26/04-11/25/04	11/09/2004	95.00
101-265.000-920.001	Telephones	SBC MONTHLY SERVICE	0	734426830310	11/09/2004	306.50
101-265.000-935.000	Bldg Maint	RONALD A. MEYER ELECTRIC, INC. NO POWER TO WORK STATION	0	8669	11/09/2004	78.00
101-265.000-935.000	Bldg Maint	S.F. STRONG 097395	0	097395	11/09/2004	135.72
101-265.000-935.001	Office Cle	GRISSOM JANITORIAL OCT 3 THRU OCT 31	0	111	11/09/2004	400.00
101-265.000-935.001	Office Cle	HACKNEY HARDWARE 731305	0	731305	11/09/2004	7.77
101-265.000-937.000	Equip Main	LANIER WORLDWIDE, INC. LEASE PAYMENT	0		11/09/2004	324.69
101-265.000-977.000	Equipment	TECH RESOURCES, INC. SYSTEM, PARTS, LABOR, IRIP	0	3485	11/09/2004	1,910.30
					Total Buildings & Grounds	3,490.03
Dept: Law Enforcement						
101-301.000-920.000	Utilities	DTE ENERGY COTTONWOOD LIFT STATION GAS &	0	3219-953-0011-8	11/09/2004	200.67
101-301.000-920.000	Utilities	DTE ENERGY COTTONWOOD LIFT STATION GAS &	0	3219-953-0011-8	11/09/2004	17.46
					Total Law Enforcement	218.13
Dept: Fire Department						
101-336.000-920.000	Utilities	DTE ENERGY COTTONWOOD LIFT STATION GAS &	0	3219-953-0011-8	11/09/2004	23.28
101-336.000-920.000	Utilities	DEXTER VILLAGE FIRE HALL	0		11/09/2004	99.18
					Total Fire Department	122.46
Dept: Planning Department						
101-400.000-802.000	Profession	CARLISLE-WORTMAN ASSOCIATES GENERAL CONSULTATION	0	241091	11/09/2004	337.50
101-400.000-802.000	Profession	CARLISLE-WORTMAN ASSOCIATES MASTER PLAN	0	241093	11/09/2004	112.50
101-400.000-802.000	Profession	CARLISLE-WORTMAN ASSOCIATES BAKER RD-JOINT INITIATIVE	0	241094	11/09/2004	225.00
101-400.000-820.000	Planning C	CARLISLE-WORTMAN ASSOCIATES PLANNING AND DEVELOPMENT COORD	0	241090	11/09/2004	350.00

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Fund	Department	Account	GI Number Abbrev	Vendor Name Invoice Description	Check Number	Invoice Number	Due Date	Amount
Fund: General Fund								
Dept: Planning Department								
		101-400.000-820.001	Plan Rev	CARLISLE-WORTMAN ASSOCIATES DEVELOPMENT REVIEWS	0	241092	11/09/2004	350.00
		101-400.000-901.000	Printing &	HERITAGE NEWSPAPERS	0	17747	11/09/2004	18.00
Total Planning Department								1,393.00
Dept: Department of Public Works								
		101-441.000-740.000	Operating	ANCHOR WIPING CLOTH COMPANY WIPING CLOTH	0	272763	11/09/2004	135.00
		101-441.000-740.000	Operating	ARBOR MITCHELL CORP 155882 & 153993	0	155882	11/09/2004	67.80
		101-441.000-740.000	Operating	HACKNEY HARDWARE 732236	0	732236	11/09/2004	60.33
		101-441.000-740.000	Operating	HACKNEY HARDWARE 731514	0	731514	11/09/2004	4.48
		101-441.000-740.000	Operating	HACKNEY HARDWARE X31606	0	X31606	11/09/2004	5.07
		101-441.000-740.000	Operating	HACKNEY HARDWARE 731897	0	731897	11/09/2004	38.67
		101-441.000-740.000	Operating	PARTS PEDDLER AUTO SUPPLY AIR CHUCK	0	299194	11/09/2004	8.29
		101-441.000-740.000	Operating	PARTS PEDDLER AUTO SUPPLY FILTERS	0	300001	11/09/2004	145.17
		101-441.000-740.000	Operating	PARTS PEDDLER AUTO SUPPLY GROTE LIGHTS	0	300172	11/09/2004	29.38
		101-441.000-740.000	Operating	PARTS PEDDLER AUTO SUPPLY OIL FILTER	0	299999	11/09/2004	13.79
		101-441.000-804.000	Tree Servi	CARPENTER HARDWARE & LUMBER CHAIN SAW SHARPEN	0		11/09/2004	28.00
		101-441.000-920.000	Utilities	DTE ENERGY COTTONWOOD LIFT STATION GAS &	0	3219-953-0011-8	11/09/2004	200.68
		101-441.000-920.000	Utilities	DTE ENERGY COTTONWOOD LIFT STATION GAS &	0	3219-953-0011-8	11/09/2004	17.47
		101-441.000-920.001	Telephones	SBC MONTHLY SERVICE	0	734426853010	11/09/2004	123.78
		101-441.000-935.000	Bldg Maint	HACKNEY HARDWARE 732331	0	732331	11/09/2004	24.66
		101-441.000-935.000	Bldg Maint	HACKNEY HARDWARE X32312	0	X32312	11/09/2004	14.18
		101-441.000-939.000	Vehicle Ma	PARTS PEDDLER AUTO SUPPLY 299487	0	299487	11/09/2004	207.23
		101-441.000-939.000	Vehicle Ma	PARTS PEDDLER AUTO SUPPLY PARTS MASTER	0	299510	11/09/2004	64.28
		101-441.000-939.000	Vehicle Ma	PARTS PEDDLER AUTO SUPPLY 299572	0	299572	11/09/2004	5.98
		101-441.000-970.001	Cap Sidewa	CARPENTER HARDWARE & LUMBER SLEDGE	0		11/09/2004	10.50
		101-441.000-970.001	Cap Sidewa	DOAN COMPANIES FOURTH & HUDSON	0	101477	11/09/2004	761.50
		101-441.000-970.001	Cap Sidewa	RADTKE TRUCKING, LLC SAND	0	10-19-04	11/09/2004	330.00
		101-441.000-970.003	Tree Repla	APPLEWOOD LANDSCAPING INC. TREE INVENTORY	0	1927	11/09/2004	4,500.00
Total Department of Public Works								6,796.24
Dept: Downtown Public Works								
		101-442.000-740.000	Operating	CALLENDER & DORNBOS, INC TWO HOUR PARKING SIGNS	0	24422	11/09/2004	82.50
		101-442.000-802.000	Profession	RONALD A. MEYER ELECTRIC, INC. REPLACE PHOTOCELLS STREET LIGHT	0	8662	11/09/2004	281.10
		101-442.000-802.000	Profession	RONALD A. MEYER ELECTRIC, INC. REPLACE GROUND LIGHTS	0	8663	11/09/2004	1,093.00
		101-442.000-802.000	Profession	RONALD A. MEYER ELECTRIC, INC. REPLACE TIMER BEHIND ART GALLERY	0	8661	11/09/2004	676.00
Total Downtown Public Works								2,132.60
Dept: Municipal Street Lights								
		101-448.000-970.000	Capital Im	DTE ENERGY STREET LIGHT AGREEMENT	0		11/09/2004	7,199.00
						EATON COURT AGREEMENT		

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Fund						
Department	GL Number	Vendor Name	Check	Invoice	Due	
Account	Abbrev	Invoice Description	Number	Number	Date	Amount
Fund: General Fund						
Dept: Municipal Street Lights						
Total Municipal Street Lights						7,199.00
Dept: Solid Waste						
101-528 000-740 000	Operating	BANDII INDUSTRIES, INC.	0		11/09/2004	193.30
		MISC PARTS		303589		
101-528 000-740 000	Operating	HACKNEY HARDWARE	0		11/09/2004	16.99
		731602		731602		
101-528 000-740 000	Operating	HACKNEY HARDWARE	0		11/09/2004	18.99
		731421		731421		
101-528 000-740 000	Operating	HACKNEY HARDWARE	0		11/09/2004	74.94
		732724		732724		
101-528 000-740 000	Operating	PARTS PEDDLER AUTO SUPPLY	0		11/09/2004	103.52
		FILTERS		299731		
Total Solid Waste						407.74
Dept: Parks & Recreation						
101-751 000-955 000	Miscellaneous	HACKNEY HARDWARE	0		11/09/2004	8.99
		731950		731950		
Total Parks & Recreation						8.99
Dept: Insurance & Bonds						
101-851 000-910 000	Work Comp	ACCIDENT FUND COMPANY	0		11/09/2004	836.00
		WORKERS COMP		4191271		
Total Insurance & Bonds						836.00
Fund Total						25,074.19
Fund: Major Streets Fund						
Dept: Contracted Road Construction						
202-451 000-803 000	Contracted	CARIISLE-WORMAN ASSOCIATES	0		11/09/2004	2,466.00
		STORMWATER PROJECT PH II		241089		
Total Contracted Road Construction						2,466.00
Dept: Routine Maintenance						
202-463 000-910 000	Work Comp	ACCIDENT FUND COMPANY	0		11/09/2004	76.22
		WORKERS COMP		4191271		
Total Routine Maintenance						76.22
Dept: Traffic Services						
202-474 000-910 000	Work Comp	ACCIDENT FUND COMPANY	0		11/09/2004	26.51
		WORKERS COMP		4191271		
Total Traffic Services						26.51
Dept: Winter Maintenance						
202-478 000-910 000	Work Comp	ACCIDENT FUND COMPANY	0		11/09/2004	38.94
		WORKERS COMP		4191271		
Total Winter Maintenance						38.94
Fund Total						2,607.67
Fund: Local Streets Fund						
Dept: Contracted Road Construction						
203-451 000-803 000	Contracted	CARPENTER HARDWARE & LUMBER	0		11/09/2004	19.80
		2X4-10				
203-451 000-970 000	Capital Im	ASPHALT ENGINEERING INC	0		11/09/2004	4,900.00
		THIRD ST & DOVER		THIRD ST & DOVER		
Total Contracted Road Construction						4,919.80
Dept: Routine Maintenance						
203-463 000-740 000	Operating	HACKNEY HARDWARE	0		11/09/2004	10.98
		731548		731548		
203-463 000-910 000	Work Comp	ACCIDENT FUND COMPANY	0		11/09/2004	23.20
		WORKERS COMP		4191271		
Total Routine Maintenance						34.18
Dept: Traffic Services						
203-474 000-910 000	Work Comp	ACCIDENT FUND COMPANY	0		11/09/2004	8.29
		WORKERS COMP		4191271		

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Fund	Department	Account	GI Number Abbrev	Vendor Name Invoice Description	Check Number	Invoice Number	Due Date	Amount
Fund: Local Streets Fund								
Dept: Traffic Services								
Total Traffic Services								8.29
Dept: Winter Maintenance								
203-478.000-910.000	Work Comp			ACCIDENT FUND COMPANY WORKERS COMP	0	4191271	11/09/2004	18.23
Total Winter Maintenance								18.23
Fund Total								4,980.50
Fund: Sewer Enterprise Fund								
Dept: Sewer Utilities Department								
590-548.000-740.000	Operating			ANCHOR WIPING CLOTH COMPANY WIPING CLOTH	0	272763	11/09/2004	135.00
590-548.000-740.000	Operating			CARPENTER HARDWARE & LUMBER 2X10-12SPF	0		11/09/2004	100.04
590-548.000-740.000	Operating			CARPENTER HARDWARE & LUMBER 2X10 12SPF	0		11/09/2004	188.50
590-548.000-740.000	Operating			HACKNEY HARDWARE 731531	0	731531	11/09/2004	24.99
590-548.000-740.000	Operating			HACKNEY HARDWARE 731727	0	731727	11/09/2004	27.98
590-548.000-740.000	Operating			HACKNEY HARDWARE 732268	0	732268	11/09/2004	4.99
590-548.000-740.000	Operating			HACKNEY HARDWARE 732604	0	732604	11/09/2004	12.99
590-548.000-740.000	Operating			HACKNEY HARDWARE 732369	0	732369	11/09/2004	5.99
590-548.000-742.000	Chem Plant			ALEXANDER CHEMICAL CORPORATION CHEMICALS	0	0335409	11/09/2004	1,209.72
590-548.000-742.000	Chem Plant			ALEXANDER CHEMICAL CORPORATION CREDIT	0	0335410	11/09/2004	-590.00
590-548.000-743.000	Chem Lab			FISHER SCIENTIFIC PROPYLENE GLYCOL	0	9792489	11/09/2004	276.37
590-548.000-743.000	Chem Lab			NORTH CENTRAL LABORATORIES NCL-882, M-FC BROTH	0	173720	11/09/2004	281.55
590-548.000-743.000	Chem Lab			SERVICE SPECIALISTS OF AMERICA LABOR, TRAVEL, MILEAGE	0	9167	11/09/2004	241.64
590-548.000-751.000	Gasoline &			PARTS PEDDLER AUTO SUPPLY MOBIL OIL	0	300576	11/09/2004	1,135.25
590-548.000-802.000	Profession			ROBERT STACEY DEMO BUILDING	0	10-18-04	11/09/2004	4,000.00
590-548.000-824.000	Testing &			ANN ARBOR TECHNICAL SERVICES 2007	0	2007	11/09/2004	40.00
590-548.000-910.000	Work Comp			ACCIDENT FUND COMPANY WORKERS COMP	0	4191271	11/09/2004	447.34
590-548.000-920.000	Utilities			DTE ENERGY COTTONWOOD LIFT STATION	0	3219-953-0001-9	11/09/2004	21.19
590-548.000-920.000	Utilities			DTE ENERGY COTTONWOOD LIFT STATION	0		11/09/2004	1,779.89
590-548.000-920.000	Utilities			DTE ENERGY COTTONWOOD LIFT STATION	0		11/09/2004	24.44
590-548.000-920.000	Utilities			DTE ENERGY DEXTER VILLAGE	0		11/09/2004	241.55
590-548.000-920.001	Telephones			WASTE WATER TREATMENT PLANT AVAYA, INC.	0		11/09/2004	35.75
590-548.000-920.001	Telephones			SERVICE AGREEMENT MCI	0	2719675863	11/09/2004	13.56
590-548.000-920.001	Telephones			LOCAL SERVICE SBC	0	10-19-04	11/09/2004	389.54
590-548.000-935.000	Bldg Maint			MONTHLY SERVICE BLOOM ROOFING SYSTEMS	0	734426457210	11/09/2004	43,000.00
590-548.000-935.000	Bldg Maint			MAINTENANCE BUILDING, GARAGE, HACKNEY HARDWARE	0	12112428	11/09/2004	8.07
590-548.000-937.000	Equip Main			731812 HACKNEY HARDWARE	0	731812	11/09/2004	54.57
590-548.000-937.000	Equip Main			X32692 HACKNEY HARDWARE	0	X32692	11/09/2004	17.96
590-548.000-937.000	Equip Main			732330 HACKNEY HARDWARE	0	732330	11/09/2004	55.14
590-548.000-937.000	Equip Main			732669	0	732669	11/09/2004	

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Fund	GI Number	Vendor Name	Check	Invoice	Due	
Department	Abbrev	Invoice Description	Number	Number	Date	Amount
Account						
Fund: Sewer Enterprise Fund						
Dept: Sewer Utilities Departmentq						
590-548.000-937.000	Equip Main	HACKNEY HARDWARE 732326	0	732326	11/09/2004	12.99
590-548.000-937.000	Equip Main	KLAPPERICH WELDING CUT BEARING RACES	0	006596	11/09/2004	210.00
590-548.000-937.000	Equip Main	PARIS PEDDLER AUTO SUPPLY PM CHEMICALS	0	300057	11/09/2004	10.77
590-548.000-937.000	Equip Main	PARTS PEDDLER AUTO SUPPLY PERFORMANCE TOOL	0	300051	11/09/2004	10.68
590-548.000-977.000	Equipment	BLOOM ROOFING SYSIEMS MAINTENANCE BUILDING, GARAGE,	0	12112428	11/09/2004	14,100.00
590-548.000-977.000	Equipment	US FILTER-ZIMPRO, INC. BALL BEARING & MISC	0	221649	11/09/2004	1,401.00
590-548.000-977.000	Equipment	US FILTER-ZIMPRO, INC. UPS SHIPPING CHARGES	0	MI1803	11/09/2004	113.00
Total Sewer Utilities Departmentq						69,042.45
Fund Total						69,042.45
Fund: Water Enterprise Fund						
Dept: Assets, Liabilities & Revenue						
591-000.000-633.003	UB Water	GARY RASCHKE FINAL BILL OVER PAYMENT REFUND	0		11/09/2004	26.51
Total Assets, Liabilities & Revenue						26.51
Dept: Water Utilities Department						
591-556.000-740.000	Operating	ARBOR MITCHELL CORP WWTP	0	155804	11/09/2004	33.40
591-556.000-740.000	Operating	CARPENTER HARDWARE & LUMBER MASONRY SAW	0		11/09/2004	46.79
591-556.000-740.000	Operating	HACKNEY HARDWARE 731589	0	731589	11/09/2004	22.98
591-556.000-740.000	Operating	HACKNEY HARDWARE 732153	0	732153	11/09/2004	5.49
591-556.000-740.000	Operating	HACKNEY HARDWARE 732223	0	732223	11/09/2004	25.47
591-556.000-740.000	Operating	MADISON ELECTRIC 062808500	0	062808500	11/09/2004	42.16
591-556.000-830.000	Engineerin	UIS PROGRAMMABLE SERVICES INC FLOW STUDY FOR WELL HOUSE PUMP	0	529575	11/09/2004	417.43
591-556.000-910.000	Work Comp	ACCIDENT FUND COMPANY WORKERS COMP	0	4191271	11/09/2004	182.27
591-556.000-920.001	Telephones	SBC MONIHLY SERVICE	0	734426457210	11/09/2004	166.95
591-556.000-977.000	Equipment	ETNA SUPPLY CO 990467	0	990467	11/09/2004	4,422.50
Total Water Utilities Department						5,365.44
Fund Total						5,391.95
Grand Total						107,096.76

11-8-04
K-1

**VILLAGE OF DEXTER
ORDINANCE NO. 18-2004**

**AN ORDINANCE TO ELECT VILLAGE TRUSTEES
TO 4-YEAR STAGGERED TERMS TO FULFILL THE
REQUIREMENTS OF 2004 PUBLIC ACTS 286-300**

WHEREAS 2004 Public Acts 286-300 provide for consolidated elections and allow general law villages to provide for the term and manner of elections of its trustees; and

WHEREAS the Village of Dexter desires to increase the length of trustee terms to four years and to stagger the elections of trustees to be conducted on even-numbered years at the November general election Therefore

THE VILLAGE OF DEXTER ORDAINS:

The Code of Ordinances for the Village of Dexter is hereby amended by adding section 2-32 as follows:

Section 2-32 Village Trustee terms of office and election.

- (a) Six trustees shall serve staggered four-year terms until their successors are qualified.
- (b) Three trustees shall be elected on even-numbered years at the November general election to be conducted by the appropriate township clerk pursuant to MCL §168.642.
- (c) The terms of incumbent trustees shall be extended as follows:
 - 1) The terms of office for the three trustees elected in March of 2003 (or any appointed successors to these trustees) shall continue through November 19, 2006.
 - 2) The terms of office for the three trustees elected in March of 2004 (or any appointed successors to these trustees) shall continue through November 19, 2008.
- (d) Elections for the trustee positions expiring on November 19, 2006 will be held as part of the 2006 November general election. Elections for the trustee positions expiring on November 19, 2008 will be held as part of the 2008 November general election.
- (e) All ordinances in conflict with this ordinance are repealed to the extent necessary to give this ordinance full effect.
- (f) This ordinance shall take effect 45 days after the date of its adoption unless a petition signed by not less than ten percent of the registered electors of the village is filed with the village clerk or village office within 45 days. If a petition is filed within such period of time, this ordinance shall then take effect only upon its approval at the next general village or special village election held on the question of whether the ordinance shall be approved. Notice of the delayed effect of this ordinance and the right of petition under this section shall be published separately at the same time and in the same manner as the ordinance or a notice of the ordinance is published in a local newspaper of general circulation.

(g) The village clerk and village manager shall cause this ordinance and to be published as required by law.

Jim Seta, Village President

David Boyle, Village Clerk

Motion made by: _____

Seconded: _____

J. Carson, Trustee	_____
P. Cousins, Trustee	_____
D. Fisher, Trustee	_____
S. Keough, Trustee	_____
J. Semifero, President Pro-Tem	_____
T. Walters, Trustee	_____
J. Seta, President	_____

ADOPTED this _____ day of _____, 2004.

REVIEW FOR FORM AND
LEGAL SUFFICIENCY:

Brad Smith, Village Attorney

VILLAGE OF DEXTER
ORDINANCE NO. 19-2004

AN ORDINANCE CHANGING THE TERMS OF THE
PRESIDENT AND CLERK TO 4-YEAR TERMS

11-8-04
K-2

WHEREAS the Village has adopted ordinance No. 18-2004 changing the terms of village trustees to four-year staggered terms; and

WHEREAS the Village has determined that the terms of the village president and clerk should also be four years, therefore

THE VILLAGE OF DEXTER ORDAINS:

Section 1. The Code of Ordinances for the Village of Dexter is amended by adding section 2-33 as follows:

Section 2-33. President and Clerk, terms of office and election.

- (a) The term of office for president shall be four years
- (b) The term of office for clerk shall be four years.
- (c) The term of office for the incumbent president and incumbent clerk, elected in March 2004, shall continue through November 19, 2008 and until their successors are qualified.
- (d) Election of successors for the incumbent president and clerk will be held as part of the 2008 November general election. Thereafter, the president and clerk shall be elected every four years at the biennial general election in November
- (e) Any vacancies shall be filled for the remainder of original term pursuant to MCL §62.13.
- (f) All Ordinances in conflict with this ordinance are repealed to the extent necessary to give this ordinance full effect.
- (g) This ordinance shall take effect 45 days after the date of its adoption, unless a petition signed by not less than ten percent of the registered electors of the village is filed with the village clerk or village office within 45 days. If a petition is filed within such period of time, this ordinance shall then take effect only upon its approval at the next general village or special village election held on the question of whether the ordinance shall be approved. Notice of the delayed effect of this ordinance and the right of petition under this section shall be published separately at the same time and in the same manner as the ordinance or a notice of the ordinance is published in a local newspaper of general circulation.
- (h) The village clerk and village manager shall cause this ordinance to be published as required by law.

Jim Seta, Village President

David Boyle, Village Clerk

Motion made by: _____ Seconded: _____

J. Carson, Trustee
P. Cousins, Trustee
D. Fisher, Trustee
S. Keough, Trustee
J. Semifero, President Pro-Tem
I. Walters, Trustee
J Seta, President

ADOPTED this _____ day of _____, 2004.

REVIEW FOR FORM AND
LEGAL SUFFICIENCY:

Brad Smith, Village Attorney

AGENDA 11-8-04

ITEM L-1

Village of Dexter

8140 Main St. Dexter, Michigan 48130

Phone (734) 426-8303

Fax (734) 426-5614

**Application for Appointment as Commission or
Committee Member**

Name

Kimberly (Kim) Chugston

Address

7014 Ulrich

Phone

(H) 426-6351

Best time to call

after 6-10 pm(W) 327-1128M-F 8:30-5

Which Commission/Committee are you applying for?

☐ Zoning Board of Appeals☒ Planning Commission☐ Parks Commission☐ Downtown Development Authority☐ Local Development Finance Authority☐ Other (Specify) _____

(could be available as an alternate, if you need one)
I served on ZBA before & enjoyed it.

I am a village resident since 1994 - a co-do owner in Cottonwood Condominium 1994-2003 & now a homeowner in Huron Farms since 11/2003.

Why are you interested in serving on this Commission/Committee?

I am interested in being a part of the vision/decision making team of planners for the Village. I am excited about balanced, moderately paced growth that benefits the whole community.

What particular skills and/or background do you feel that you could bring to this community appointment?

I served on the Planning Commission from 1995-2000 (approx) & also on the ZBA. I resigned due to time commitments.

Please list any other information that you would like to have considered.

for my job (I'm a mortgage loan officer for Bank of Ann Arbor) - 2001-2004 were busy years. I am now available to participate as a member again.

AGENDA 11-8-04

ITEM L-2

Washtenaw in Motion Member Endorsement

Members of **Washtenaw in Motion** agree to combine their available resources to improve Michigan's environment for active transportation and outdoor recreation through support of the principles and goals here outlined. Available resources include: technical and management skills, research, equipment, and communications assistance. This combination of members and resources constitutes the Washtenaw in Motion coalition. The Washtenaw in Motion coalition will operate as a project of the Michigan Environmental Council.

Member:

(Print Name of Organization, Municipality, or Individual)

Member's Authorized Representative & Title (Please Use Signature)

Date

Mailing Address

Telephone Number, Fax Number, & E-mail Address

RESOLUTION # -2004
VILLAGE OF DEXTER
Village Council
November 8, 2004 Meeting

The undersigned, being all of the members of the Council of the Village of Dexter, Michigan, by this written instrument hereby take the actions set forth below on behalf of the Village at a regular meeting of the Village of Dexter, Michigan called to order by President Seta on November 8, 2004 at 7:30 p.m. the following resolution was offered:

Moved by:

Second:

Resolution Opposing HB 4358
Increasing Truck Length to 65 feet

- WHEREAS**, the **Village of Dexter** is a Act 51 recipient who maintains the local road system and must ensure the safety of the system, and;
- WHEREAS**, the State of Michigan already permits the longest truck lengths in the country and HB 4358 has been passed by the Michigan House of Representatives to increase the length of permitted trucks from 59 to 65 feet in length, and;
- WHEREAS**, Safety is a priority of the **Village of Dexter** and the safety of the **Village of Dexter** and Michigan's pedestrians, roadways and truck operators could be compromised with longer trucks running over more curbs, and providing increasing opportunity for crashes and sign and truck damages with the existing intersection geometrics, and;
- WHEREAS**, Congestion is a priority of **The Village of Dexter** and roadway capacity decreases as the length and number of trucks increases, and
- WHEREAS**, the WATS Long Range Transportation Plan has nearly a billion dollars in unfunded needs for Washtenaw County, the majority of which address congestion and the **Village of Dexter's** Capital Improvement Program has identified \$8,440,000.00 of funding to address congestion and;
- WHEREAS**, HB 4358 prohibits local law enforcement officers from weighing trucks as stopped if they are near an intersection and requires them to allow the truck operator to lower all axles prior to weighing, enabling the truck operator to bypass the overweight violation and fine and;

WHEREAS, Road surface quality is also important to **The Village of Dexter** and Michigan has adopted a fix it first strategy for allocating limited transportation funding in an attempt to maintain the ailing state highway and roadway system. Yet Michigan also allows the highest weight limits in the Country while it struggles to maintain its paved and gravel road system and;

WHEREAS, HB 4358 removes the discretionary power of the courts for setting overweight fines thus eliminating local power to encourage truckers and trucking companies to obey the law.

NOW THEREFORE BE IT RESOLVED, that the **Village of Dexter** opposes HB 4358 for safety, congestion, road surface quality including both paved and unpaved roads and local control reasons.

BE IT FURTHER RESOLVED, the **Village of Dexter** requests that the Michigan Senate protect the State's highways, roadways and citizens and not pass a companion bill.

Adopted on **November 8, 2004**

David F. Boyle, Clerk
Village of Dexter

Title	FirstName	LastName	Company	Address1	City	State	PostalCode	Faxnumber
Senator	Beverly	Hammerstrom	17th Senatorial District	P.O. Box 30036	Lansing	MI	48909-7536	
Representative	Matt	Milosch	55th House District	P.O. Box 30014	Lansing	MI	48909-7514	
Representative	Chris	Kolb	53rd House District	P.O. Box 30014	Lansing	MI	489097514	
Senator	Liz	Brater	18th Senatorial District	P.O. Box 30036	Lansing	MI	48909-7536	
Representative	Gene	DeRossett	52nd House District	P.O. Box 30014	Lansing	MI	48909-7514	
Representative	Ruth Ann	Jannick	54th House District	P.O. Box 30014	Lansing	MI	48909-7514	



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10/6/04

Senate Passes Bill That Endangers Public Safety, Infrastructure and Local Control

October 6, 2004

To: Mayor/President, Council, Manager and Legislative Director:

Is lame duck craziness starting early in Michigan? Usually the special interests in Lansing wait until the general elections in November before they roll out their wish lists, but our friends in the trucking industry are getting a jump on the competition this year. On Tuesday, the Senate Transportation Committee passed House Bill 4358, sponsored by Rep. Gene DeRossett (R-Manchester) that allows allowable truck lengths on Michigan roads from 59 to 65 feet, decreases fines and penalties for overweight trucks and guts the ability of local governments to designate which roads these big trucks can traverse. Aggregate carriers, the trucking industry, and the Michigan Road Builders Association have convinced both the House and Senate Transportation Committees that this is a public policy for our state.

Specifically, HB 4358 will allow these lengthened 65 foot trucks to travel on ANY (yes, any highway, road, or local street without respect to prior limitations placed on these roads by local governments. In addition, any fine for operating an overweight truck will effectively be lowered which renders the penalty virtually meaningless to most large trucking companies.

This legislation, the League argues, would have significant consequences in the areas of public safety, personal property damage, and infrastructure planning (just envision a 50-ton gravel truck rolling down one of your residential neighborhoods!).

While this bill may seem a bit over-the-top, we guarantee that it will be hotly debated in the coming months. Absent significant input from local government officials, HB 4358 must be defeated. Local officials are urged to contact Senate Transportation Committee Chair Jud Gilbert (R - (517) 373-7708 as well as your own State Senator and tell them to vote "NO" on HB 4358.

If you have any questions, please call Joe Fivas, Manager, Transportation and Environmental Programs, (517) 485-1314.

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VILLAGE OF DEXTER – Community Development Office

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734) 426-8303 ext 115 Fax (734) 426-5614

AGENDA 11-8-04

Memorandum

ITEM L-4

To: Village Council
Donna Eureste
From: Allison Menard
Re: Review of HD-08-06-205-025
Date: November 8, 2004

Per Section 23.03 A, Amendment Procedure; Public Hearing and Notice, a public hearing was noticed as required by the City or Village Zoning Act (Public Act 207 of 1921, as amended) for the reconsideration of property ID HD-08-06-205-025 to be added to the village initiated rezoning.

REQUESTED ACTION

Following the Planning Commission's recommendation from 10-4-04 regarding the village initiated proposed changes to the zoning map, the village was contacted by Paul Bishop, property owner of property ID HD-08-06-205-025 (3261 Broad Street and 3257 Broad Street), to ask that his property be included in the downtown zoning map amendments.

After further examination and review with the village Planning Consultant and the DDA Action Plan subcommittee it was determined that reconsideration of the property was warranted based on the considerations used by the DDA to proposed the previous zoning amendments and the village's draft and current future land use maps. Reconsideration was subsequently presented and recommended for inclusion by the Planning Commission.

Please refer to the Future Land Use maps and the current zoning map included in your packet for reference and comparison.

After review of the draft future land use map and the 1994 Master Plan future land use map, it was determined by the DDA Action plan subcommittee that the subject property warranted reconsideration and inclusion in the proposed zoning map amendments. The subject property located on Broad Street is noted as being Village Commercial on both future land use maps. The zoning of the properties adjacent to the subject property is CBD and VR. The property is located to the east of Leonard Kitchen and Associates, currently zoned VC and proposed to be zoned CBD, and to the west of the St. James Church zoned VR, and not proposed to be changed.

The property owner has requested that the property be considered to be zoned CBD. The property is listed on the 1994 Future Land use map as Village Commercial Center. There is not a differentiation between CBD and VC on the 1994 Future Land use map.

The subject property is listed as VC in the draft future land use map. There is a differentiation from CBD to VC in the draft future land use map.

REVIEW

In consideration with other ordinance amendments and the applicant's request for reconsideration and inclusion in the zoning map amendments, the following items have been considered per Section 23.05 –

- A Consistency with the goals, policies and future land use map of the Dexter Master Plan. If conditions upon which the Master Plan was developed (such as market factors, demographics, infrastructure, traffic and environmental issues) have changed significantly since the Master Plan was adopted, as determined by the Village, the Planning Commission and Council shall consider the consistency with recent development trends in the area.

1994 Master Plan Goals and Objective

Zoning Map amendments and ordinance amendments are being recommended per the master plan goals and objectives.

- Improve the Village center area through effective planning.
- Promote and Coordinate activities aimed at improving the business climate within the village.
- Improve the economic vitality of the village center by providing a mix of commercial uses consistent with market demand.
- Foster development, redevelopment and expansion within the village center.
- Adopt a revised zoning map consistent with the plan.

2004 DRAFT Master Plan Goals and Objectives

- Economic Development: Improve the viability of the Downtown Dexter area as the retail and service center of the Village. Retail expansion outside of the downtown area (Central Business District and Village Commercial District) should be discouraged. Selectively expand the CBD into the surrounding VC areas to open up additional redevelopment opportunities, improve the critical mass, density and walkability of the downtown.
 - Improve the village center area through effective planning.
 - Foster development, redevelopment and expansion within the Village center.
 - Future Land Use section – Intent: Village Commercial – The Village Commercial designation incorporates a mix of uses typical of land abutting a central business district. These areas exhibit a compact development pattern, but have sufficient land to accommodate on-site parking and cover less land area. Uses typical of these areas include convenience retail, personal services, offices, etc.
 - Uses desirable in this area are offices, etc.
- B Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.
- The subject site being considered for inclusion in the zoning map amendments is currently being used as an office and meets the requirements of the Village Commercial District, including on-site parking requirements and building code requirements. The property is currently located adjacent and across from other structures used as commercial and is adjacent to a church.

- C. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) of the uses permitted under the current zoning.
- The proposed map amendments that change the zoning from VC to CBD do not impact use. The zoning changes permit property owners a higher density land use, while encouraging redevelopment and an improved downtown district.
 - The applicant's request is to have the property zoned as the property is currently being used, per a granted special use permit. Rezoning the property to Village Commercial (VC) would make the zoning consistent with the existing use.
- D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
- The subject property being considered is currently being used as an office use, a use encouraged in the VC District requirements per the Zoning Ordinance. The property is being used as recommended in the 1994 Master Plan and the Draft Master Plan for properties in the Village Commercial District.
- E. The capacity of the Village's infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare".
- The subject property is currently being used as a commercial structure.
- F. The apparent demand for the types of uses permitted in the requested zoning district in the Dexter area in relation to the amount of land currently zoned and available to accommodate the demand.
- The subject property is currently being used as a commercial structure.
- G. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.
- The subject property is being reconsidered as part of the downtown-wide rezoning consideration.
- H. Other factors deemed appropriate by the Planning Commission and Village Council.

PAST ACTIONS

10-4-04 Planning Commission Action

Move to recommend that the Village Council **APPROVE** the proposed amendments to the Village of Dexter Zoning map. The proposed changes are being recommended because conditions within the downtown have changed since the original Master Plan. The proposed changes conform to the recommendations within the current draft Master Plan, and the existing and draft future land use map. The proposed changes are compatible with the

village's physical, geological and hydrological features within the village. The village long-term goals are to expand the commercial district to include areas already used as commercial, and to foster the redevelopment of properties along the Mill Creek waterfront.

The intent of the proposed amendments is to encourage redevelopment and a continuation and expansion of the village's commercial district. The proposed changes are consistent with recent zoning ordinance changes and will expand the village's commercial core.

10-25-04 Village Council Action

The Village Council moved to postponed the proposed zoning map amendments until November 8, 2004 to allow the Planning Commission time to reconsider adding the subject property, property ID HD-08-06-205-025 (3261 and 3257 Broad Street) to the village initiated downtown zoning map amendments.

11-1-04 Planning Commission Action

The Planning Commission DRAFT motion is as follows:

Move Carson, support Phillips to recommend that the Village Council approve the request for reconsideration to include property ID HD-08-06-205-025 in the village zoning map amendments. The Planning Commission recommends that consideration be given to including the property to be rezoned Central Business District for the following reasons:

1. Consistency with the goals, policies and future land use maps of the Village of Dexter Master Plans.
2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.
3. The capacity of the Village's infrastructure and services sufficient to accommodate the uses permitted in the requested district without comprising the "health, safety and welfare."
4. The compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of uses, traffic impacts, aesthetics, infrastructure and potential influence on property values.
5. Properties location adjacent to the Central Business District.

RECOMMENDATION

It is recommended by the Community Development Office that the reconsideration for subject property, property ID HD-08-06-205-025, to be added to the consideration for the village initiated downtown rezoning. After further review of the property and for consistency with the 1994 and Draft Master Plan and both future land use maps, the current property use as office, the properties location between proposed CBD and Public, and the properties ability to meet the on-site parking requirements, that the property be reconsidered.

The Planning Commission recommended that the property be included in the zoning map amendments as Central Business District. The Planning Commission was also asked if there were any properties that warranted reconsideration. The Planning Commission did not recommend any other properties be included at this time.

SUGGESTED MOTIONS

Move that the Village Council accept the Planning Commissions recommendation for reconsideration of property ID HD-08-06-205-025, for inclusion in the village initiated downtown rezoning. The Village Council **approves** the property to be rezoned as Central Business District based on the following criteria in Section 23.05 of the Village of Dexter Zoning Ordinance:

1. _____
2. _____
3. _____

OR

Move that the Village Council **deny** the reconsideration of property ID HD-08-06-205-025 for inclusion in the village initiated downtown rezoning for the following reasons:

1. _____
2. _____
3. _____

OR

Move to **postpone** the reconsideration of property ID HD-08-06-205-025 for inclusion in the village initiated downtown rezoning until _____(DATE)_____ to allow for more time for the following:

1. _____
2. _____
3. _____

Please contact me prior to the meeting with questions.
Thank you.

VILLAGE OF DEXTER – Community Development Office

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734) 426-8303 ext. 15 Fax (734) 426-5614

Memorandum

To: Village Council
Donna Eureste
From: Allison Menard
Re: Zoning Map Amendments
Date: November 8, 2004

AGENDA 11-8-04

ITEM L-5

Action was postponed from the October 21, 2004 Village Council meeting

Changes are being proposed to expand the Central Business District (CBD) and the Village Commercial (VC) District. Amendments are being proposed as a result of the Parking Study recommendation, implementation of the Master Plan and Future Land Use maps, both current and draft, and in an effort to expand the village downtown commercial district to facilitate redevelopment. Both the Planning Commission and the DDA have recommended the proposed changes to the zoning map.

The proposed changes are being recommended because conditions within the downtown have changed with the redevelopment of the streetscape and the population growth. The success of the downtown and the village's growth has created a need for additional commercial services. The proposed changes conform to the recommendations within the current and draft Master Plan, and the current and draft future land use map. The intent of the proposed amendments is to encourage redevelopment and a continuation and expansion of the village's commercial district. The changes are consistent with proposed zoning ordinance amendments currently under review by the Planning Commission and will expand the village's commercial core.

Per Section 23.05 the Village Council shall consider the following criteria in making its decision to amend the official zoning map.

- A. Consistency with the goals, policies and future land use map of the Dexter Master Plan. If conditions upon which the Master Plan was developed (such as market factors, demographics, infrastructure, traffic and environmental issues) have changed significantly since the Master Plan was adopted, as determined by the Village, the Planning Commission and Council shall consider the consistency with recent development trends in the area.

1994 Master Plan Goals and Objective

- Zoning Map amendments and ordinance amendments are being recommended per the master plan goals and objectives.
- Proposed changes are in conformance with the 1994 Future Land Use map.
- The proposed changes improve the Village center area through effective planning.
- Promote and Coordinate activities aimed at improving the business climate within the village. The DDA's parking study was used in guiding the proposed changes and has been accepted by the DDA.

- Improve the economic vitality of the village center by providing a mix of commercial uses consistent with market demand. The proposed amendments promote additional area available for commercial development and expansion.
- Foster development, redevelopment and expansion within the village center. The proposed changes to the zoning map will permit development in areas where development was formerly difficult and required variances. The proposed changes will allow development in areas where commercial development has already been permitted per special use permits.
- Adopt a revised zoning map consistent with the plan. Amending the zoning map accomplishes this goal set forth in the 1994 Master Plan.
- Implementation of goals and objectives from the 1994 Master Plan.
- The Future Land Use map suggests expansion of the Village Commercial center south of Forest Street between Baker Road and Broad Street.

2004 DRAFT Master Plan Goals and Objectives

- Economic Development: Improve the viability of the Downtown Dexter area as the retail and service center of the Village. Selectively expand the CBD into the surrounding VC areas to open up additional redevelopment opportunities, improve the critical mass, density and walkability of the downtown. Zoning map amendments and the proposed zoning ordinance amendments will open up additional redevelopment opportunities.
 - Improve the village center area through effective planning.
 - Foster development, redevelopment and expansion within the Village center.
 - Future Land Use section – Intent: Village Commercial – The Village Commercial designation incorporates a mix of uses typical of land abutting a central business district. These areas exhibit a compact development pattern, but have sufficient land to accommodate on-site parking and cover less land area. Uses typical of these areas include convenience retail, personal services, offices, etc. Intent: Central Business District – The Central Business designation incorporates a mix of uses within the core of the village. The intensity of development within the CBD tends to be higher than the rest of the Village due to the smaller lots sizes. Parking cannot be accommodated on most sites and the buildings cover the majority of the parcel. Uses customarily found in the CBD include municipal services, restaurants, banks, personal services, comparison retail, offices, public spaces, and single- multiple family residences. The continued maintenance of historic structures and character of the downtown area essential within this area. The Central Business district is centered on Main Street, the Mill Pond the west and Ann Arbor Street (Baker Road) to the east.
 - Zoning Adjustments – Modify the CBD zoning district to ensure redevelopment, increase viability, adequate parking, walkability and the reuse of upper floors of existing structures.
- B. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.
- Many of the properties proposed to have a zoning change are already being used as would be permitted per the zoning map amendments and district changes. Many of the properties are changing from Village Commercial to Central Business District, which have the same uses; some properties are already being used as a permitted or special use.
 - Other proposed changes are consistent with both future land use maps that indicate that commercial zoning should be shifted south along the Mill Creek.
 - The Draft Master Plan also describes the Central Business District as begin bordered by the Mill Creek and Pond and the Village Commercial District as being on the periphery of the Central Business District.

- C. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) of the uses permitted under the current zoning.
- The proposed map amendments that change the zoning from VC to CBD do not impact use. The zoning changes permit property owners a higher density land use, while encouraging redevelopment and an improved downtown district.
 - The proposed changes are initiated by the Village and per recommendations within the current and draft Master Plans, as well as the DDA's Parking Study recommendations.
- D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
- Uses within the Village Commercial and Central Business District are the same. The density in the Village Commercial District is less than the Central Business District, however that is why Village Commercial is described as being ideal on the periphery of the Central Business District and to be used as a buffer between less intense, residential or other uses.
- E. The capacity of the Village's infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare".
- No new infrastructure will be required.
 - Redevelopment will require that all new or redeveloped structures be brought into compliance with current building and code requirements.
- F. The apparent demand for the types of uses permitted in the requested zoning district in the Dexter area in relation to the amount of land currently zoned and available to accommodate the demand.
- The village's downtown has a very low vacancy rate and the desire for new business owners to locate within the downtown is high.
- G. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.
- The proposed zoning map changes are proposed through a village initiated zoning map amendment.
 - The proposed changes are consistent with the 1994 Master Plan goals and objectives that have not yet been implemented. The proposed changes are also consistent with the Draft Master Plan goals and objectives.
- H. Other factors deemed appropriate by the Planning Commission and Village Council.

SUGGESTED MOTIONS

Move that the Village Council **(APPROVE / DENY)** the proposed zoning map amendments recommended by the Planning Commission and based on the following criteria set forth in Section 23.05 of the Village of Dexter Zoning Ordinance:

1. _____
2. _____
3. _____

The properties affected by the rezoning are as follows:

Property ID & Address	Existing Zoning	Proposed Zoning
HD-08-06-205-009 – 3240 Alpine Street	VC – Village Commercial	CBD – Central Business District
HD-08-06-205-011 – 3224 Alpine Street	VC – Village Commercial	CBD – Central Business District
HD-08-06-205-010 – 3232 Alpine Street	VC – Village Commercial	CBD – Central Business District
HD-08-06-205-024 – 3237 Broad Street	VC – Village Commercial	CBD – Central Business District
HD-08-06-205-022 – 3219 Broad Street	VC – Village Commercial	CBD – Central Business District
HD-08-06-205-023 – 3249 Broad Street	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-048 – Forest Street vacant	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-050 – Forest Street vacant	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-002 – Forest Street vacant	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-003 – Forest Street vacant	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-007 – 8140 Forest Street	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-006 – Forest Street vacant	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-004 – Forest Street vacant	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-011 – 3126 Broad Street	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-008 – 3115 Broad Street	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-013 – 8074 Broad Street	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-014 – 8064 Broad Street	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-025 – 3195 Baker Road	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-012 – 8076 Forest Street	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-015 – 8040 Forest Street	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-024 – 3185 Baker Road	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-016 – 8020 Forest Street	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-023 – 3175 Baker Road	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-026 – Forest Street vacant	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-001 – 3045 Broad Street	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-022 – 3165 Baker Road	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-017 – 8006 Forest Street	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-021 – 3151 Baker Road	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-020 – 3141 Baker Road	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-018 – 3127 Baker Road	VC – Village Commercial	CBD – Central Business District
HD-08-06-210-019 – 3135 Baker Road	VC – Village Commercial	CBD – Central Business District
HD-08-06-280-015 – 3075 Baker Road	VR – Village Residential	VC – Village Commercial
HD-08-06-280-016 – 3091 Baker Road	VR – Village Residential	VC – Village Commercial
HD-08-06-280-017 – 7923 Forest Street	VR – Village Residential	VC – Village Commercial
HD-08-06-280-018 – 7933 Forest Street	VR – Village Residential	VC – Village Commercial
HD-08-06-280-019 – 7951 Forest Street	VR – Village Residential	VC – Village Commercial
HD-08-06-280-020 – 7955 Forest Street	VR – Village Residential	VC – Village Commercial
HD-08-06-280-021 – 7983 Forest Street	VR – Village Residential	VC – Village Commercial
HD-08-06-280-006 – 8050 Grand Street	VR – Village Residential	VC – Village Commercial
HD-08-06-280-003 – 8080 Grand Street	VR – Village Residential	VC – Village Commercial
HD-08-06-280-027 – 8015 Forest Street	VR – Village Residential	VC – Village Commercial
HD-08-06-280-002 – 8090 Grand Street	VR – Village Residential	VC – Village Commercial
HD-08-06-280-022 – 8035 Forest Street	VR – Village Residential	VC – Village Commercial
HD-08-06-280-023 – 8055 Forest Street	VR – Village Residential	VC – Village Commercial
HD-08-06-280-024 – 8077 Forest Street	VR – Village Residential	VC – Village Commercial
HD-08-06-280-025 – 8087 Forest Street	VR – Village Residential	VC – Village Commercial
HD-08-06-205-025 – 3261 and 3257 Broad Street (BASED ON PREVIOUS CONSIDERATION)	VR – Village Residential (BASED ON PREVIOUS CONSIDERATION)	CBD – Central Business District (BASED ON PREVIOUS CONSIDERATION)

OR

Move that the Village Council **POSTPONE** action on the recommended zoning map amendments until _____(DATE)_____ for the following reasons:

1. _____
2. _____
3. _____

Please contact me prior to the meeting with any questions

Thank you,

VILLAGE OF DEXTER – Community Development Office

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Memorandum

11-8 04
ITEM L-6

To: Village Council
From: Allison Menard
Re: Article 20 – Schedule of Regulations for VC and CBD
Date: November 8, 2004

Included are the recommended amendments to Article 20, Schedule of Regulations for the VC and CBD Districts, recommended by the Planning Commission. Based on the implementation strategies presented in the DDA's parking study and recommendations in the Master Plan the following changes are recommended. Changes are shown with underlines and strikethroughs.

The amendments recommended are to change the following:

- 1) VC building height from 2.5 stories (35 feet) to 3 stories (45 feet). A 15-foot maximum front yard setback was added. Maximum lot coverage from no requirement to a maximum 80% lot coverage. Minimum floor area was changed to Minimum Lot Footprint, as defined in Note 1, which states, Minimum Lot Footprint = Frontage (in feet) x 40 feet (For corner lots, the frontage shall be determined by the location of the street number).
- 2) CBD building height from 2.5 stories (35 feet) to 3 stories (45 feet). A 1-foot maximum front yard setback was added. Maximum lot coverage from no requirement to a maximum 100% lot coverage. Minimum floor area was changed to Minimum Lot Footprint, as defined in Note 1, which states, Minimum Lot Footprint = Frontage (in feet) x 40 feet (For corner lots, the frontage shall be determined by the location of the street number)

The Planning Commission recommended approval of the proposed amendments at the November 1, 2004 meeting. The following is the Draft motion: Move that the Planning Commission recommend that the Village Council approve the proposed amendments to Section 20.01 due to the following: The amendment would promote the implementation of the goals and objectives of the Village's Master plan and the recommendations of the DDA Parking Study and DDA Action Plan subcommittee recommendations.

REVIEW

Per Section 23.06 the following criteria shall be considered when determining the appropriateness of amending the test, standards and regulations of the Zoning Ordinance.

- A. Documentation has been provided from Village Staff or the Board of Zoning Appeals indicating problems and conflicts in implementation of specific sections of the Ordinance.
- B. Reference materials, planning and zoning publications, information gained at seminars or experiences of other communities demonstrate improved techniques to deal with certain zoning issues, or that the Village's standards are outdated.
- C. The Village Attorney recommends an amendment to respond to significant case law.

- D. The amendment would promote implementation of the goals and objectives of the Village's Master Plan.
- E Other factors deemed appropriate by the Planning Commission and Village Council.

RECOMMENDATION

Based on the information recommended in the DDA Parking Study, by the DDA and the Planning Commission, the proposed changes would promote the implementation of the goals and objectives of the Master Plan, including the following:

1994 Master Plan Goals and Objectives

1. Foster Development, redevelopment and expansion within the Village center, thus creating new employment and business opportunities. Allowing to property owner to maximize their lot will encourage more redevelopment.
2. Establish incubator buildings to encourage new business development and promote re-investment in existing buildings. The proposed Monument Park Building could potentially encourage existing building renovations or 3rd story additions. Currently Section 20.01 only permits building heights to be 2.5 stories, thus limiting the ability for many of the businesses downtown to expand, redevelop and bring new residents and jobs into Dexter.
3. Emphasis should be placed on strengthening existing commercial uses, developing and redeveloping existing vacant lands and under utilized buildings in the Village center. The recommended amendments are designed to promote the maximization of all buildings and lots to help strengthen the downtown as a destination.

2004 Draft Master Plan

1. Selectively expand the CBD into the surrounding VC areas to open up additional redevelopment opportunities, improve critical mass, density and walkability in the downtown. The proposed amendment to Section 20.01 allow for property owners to improve critical mass by allowing taller buildings, placing maximum setback requirements on properties, and establishing larger maximum allowable lot coverage requirements.
2. Promote and coordinate activities aimed at improving the business climate within the Village. Assist in coordination with the Chamber of Commerce, Merchants and the Downtown Development Authority. The recommendations to Section 20.01 are in coordination with the DDA and the recommendations of the DDA's downtown parking study and the DDA Action Plan subcommittee.

It is recommended by the Community Development Office that the proposed amendments to Section 20.01 be adopted.

SUGGESTED MOTION

Move that the Village Council (APPROVE / DENY) the changes to Section 20.01, Schedule of Regulations, of the Village of Dexter Zoning Ordinance recommended by the Planning Commission. Per Section 23.05, the following criteria has been used in making that determination:

1. _____
2. _____
3. _____

OR

Move that the Village Council POSTPONE the proposed amendments to Section 20.01, Schedule of Regulations, until ____(DATE)____ to allow more time for the following:

1. _____
2. _____
3. _____

Please contact me prior to the meeting with questions.

Thank you,

ARTICLE XX SCHEDULE OF REGULATIONS

SECTION 20.01 SCHEDULE OF REGULATIONS FOR PRINCIPAL BUILDINGS - RESIDENTIAL									
DISTRICT	MINIMUM LOT SIZE PER DWELLING UNIT (D.U.)		MAXIMUM BUILDING HEIGHT (5)		PRINCIPAL STRUCTURE MINIMUM YARD SETBACK (in feet) (3)(4)			MAX LOT COVERAGE BY ALL BLDGS PERCENT	MINIMUM FLOOR AREA (PER UNIT) (sq. ft.)
	MIN. LOT AREA (sq. ft.)	WIDTH (feet)	STORIES	FEET	FRONT (6)	SIDE	REAR		
R-1A One Family Residential Large Lot	12,000 sq. ft.	75	2.5	35	25	15	35	25%	1,000
R-1B One Family Residential Small Lot	7,800 sq. ft.	60	2.5	35	15*	10	25	30%	1,000
VR Village Residential - Single Family Detached Dwelling	7,800 sq. ft.	60	2.5	35	15	10	25	30%	1,000
Two Family Dwelling	4,500 sq. ft. per D.U.	60	2.5	35	15	min one 7	min both 17	50%	700
Multiple Family Dwellings	9,800 sq. ft.	--	2.5	35	15	10	25	60%	--
R-3 Multiple Family Residential	45,560 (1)	200 feet	2.5	35	40 for 1 story 50 for over 1 story	25	50	30	--
MHP Mobile Home Park Residential	20 Acres	200			SEE ARTICLE XIII				

* All residential lots fronting a residential street with a 66-foot right-of-way shall provide a minimum 25-foot front setback.

Article XX

SCHEDULE OF REGULATIONS

Section 20.01 SCHEDULE OF REGULATIONS FOR PRINCIPAL BUILDINGS - NON-RESIDENTIAL									
DISTRICT	MINIMUM LOT SIZE PER DWELLING UNIT (D.U.)		MAXIMUM BUILDING HEIGHT		PRINCIPAL STRUCTURE, MINIMUM YARD SETBACK IN FEET			MAX LOT COVERAGE BY ALL BLDGS PERCENT	MINIMUM LOT FLOOR AREA FOOTPRINT (PER UNIT)/(sq. ft.)
	MIN. LOT AREA (sq. ft.)	WIDTH (feet)	STORIES	FEET	FRONT	SIDE		REAR	
						Min. One	Min. Both		
C-1 General Business and PB Professional Business	10,000	70	2.5	35	25	10	20	25 (2)	--
VC Village Commercial	--	--	3.0-2.5	45-35	15 max.	5	10	10 ft.	See Note 1--
CBD Central Business District	--	--	3.0- max 2.5 of and 2.0 min.	45-35	1 max.--	--	--	--	See Note 1--
I-1 Limited Industrial	21,780	150	2	35	50	50	100	35 (2)	25
RD Research & Development	43,560	150	2	40	50	22.5	45	35	35

Note 1: Min Lot Footprint = Frontage (in feet) x 40 feet (For corner lots, the frontage shall be determined by the location of the street number)

FOOTNOTES: The notes below are part of Section 20.01

1)

Multiple Family Residential District: Density and Lot Area Regulations for Dwelling Units (DU) in Multiple Family District		
DISTRICT	NO. OF BR/DU	Minimum Lot Area (Square foot Per D.U.)
R-3	studio and 1	3,630
	2	4,840
	3 or more	7,260

2) Landscaped buffer per section 6.05.

3) Yard requirements

All front, side and rear yards shall be the minimum perpendicular distance measured from the principal structure, excluding all projections three (3) feet in length from the structure wall.

4) Yard requirements - Where lot adjoins more restricted zone

Where lot adjoins a lot of parcel in a more restricted zone, any adjoining front, side or rear yard of such lot shall have a minimum width equal to the required yard in the more restricted zone.

5) Height of building or structures

The limitations affecting the height of the structures shall not apply to the following appurtenant and structures provided they comply with all other provisions of this or any other applicable Ordinances: Parapet walls, chimneys, smokestacks, church spires, flag poles, penthouses for mechanical equipment and watertanks.

6) Corner Lots

A corner lot shall maintain front yard requirements for each street frontage, except in the VC and CBD District.

Amendment adopted April 22, 1996, effective May 13, 1996